

PESTELL & CO

ESTATE AGENTS

GUIDE PRICE - £575,000
5 GREAT EASTON CLOSE,
BISHOPS STORTFORD, HERTS.



NO ONWARD CHAIN

5 Great Easton Close: We are delighted to offer this spacious and light 4 bedroom, detached family home situated in a cul-de-sac location ideally within a short walk of the town and train station. The very appealing living accommodation comprises entrance hallway, kitchen, lounge, conservatory, study/dining room and downstairs cloakroom. With four bedrooms, including en-suite to the master and family bathroom upstairs. Externally there is private garden to the side and rear and to the front a double garage and ample parking.

29b North Street, Bishop's Stortford, Herts, CM23 2LD

www.pestell.co.uk T: 01279 656400

Hardwood front door with opaque side windows leading to porch, which has wood effect laminate flooring, ceiling light point and double opening doors into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, wall mounted radiator, coving to ceiling and ceiling light point. Door into:

DOWNSTAIRS CLOAKROOM:

Wood affect laminate flooring, wash hand basin, low flush w.c, wall mounted radiator, extraction fan, and ceiling light point.

DINING ROOM/STUDY - 9'11 x 9'8 (3.02m x 2.95m)

Wood effect laminate flooring, double glazed window to front, wall mounted radiator, coving to ceiling and ceiling light point.



Dining Room

Conservatory



LOUNGE - 22'2 x 10'8 (6.76m x 3.25m)

Carpeted, double glazed window to front, double glazed sliding doors into conservatory, feature fire place with log burner and marble hearth, wall mounted radiator, coving to ceiling and two ceiling light points.

CONSERVATORY - 9'5 x 7'11 (2.87m x 2.41m)

Tiled flooring, double glazed to three sides with doors to rear garden and wall lights.

KITCHEN/BREAKFAST ROOM - 14'6 x 9'11 (4.42m x 3.02m)

Tiled flooring, a range of eye level and base level units with complementary work surface and inset sink and drainer. Built in double oven, 4 ring gas hob with matching extraction, integral dishwasher and fridge/freezer plus space for washing machine. Double glazed window to rear and double glazed door out to rear garden. Two ceiling light points.



Lounge

Kitchen



Turning staircase leading to first floor accommodation with double glazed window to rear.

LANDING AREA:

Carpeted, door to airing cupboard, wall mounted radiator, loft hatch, coving to ceiling and ceiling light point, doors into:

MASTER BEDROOM - 12'6 to wardrobe doors x 10'1 (3.81m x 3.07m)

Carpeted, double glazed window to front, wall mounted radiator, built-in double and single wardrobes, coving to ceiling, ceiling light point and door leading to:

EN-SUITE:

Shower cubicle, low flush w.c, pedestal wash hand basin, wall mounted radiator, part tiled surround, ceiling point and extraction fan.



Master Bedroom

BEDROOM 2 - 12'1 x 10'10 max (3.68m x 3.30m)

Carpeted, double glazed window to rear, wall mounted radiator, coving to ceiling and ceiling light point.

BEDROOM 3 - 10'4 x 9'9 (3.15m x 2.97m)

Carpeted, double glazed windows to front, wall mounted radiator, built in double wardrobe, coving to ceiling and ceiling light point.

BEDROOM 4 - 10'2 x 9'7 (3.10m x 2.92m)

Carpeted, double glazed window to rear, wall mounted radiator, coving to ceiling and ceiling light point.

FAMILY BATHROOM:

Tiled flooring, pedestal wash hand basin, low flush w.c, panelled bath with telephone shower attachment
Double glazed, opaque window to front, half tiled walls, heated towel rail, extraction fan and ceiling light point.



Bedroom 2

Bedroom 3



OUTSIDE:

Out from the kitchen to the side garden which has raised decked area and laid to lawn space with plant borders. Access to the garage and gated access to the front of the property. The lawn flows round from the side to the rear which contains a further, larger raised decked area and mature borders. Outside lighting and tap.

DOUBLE DETACHED GARAGE:

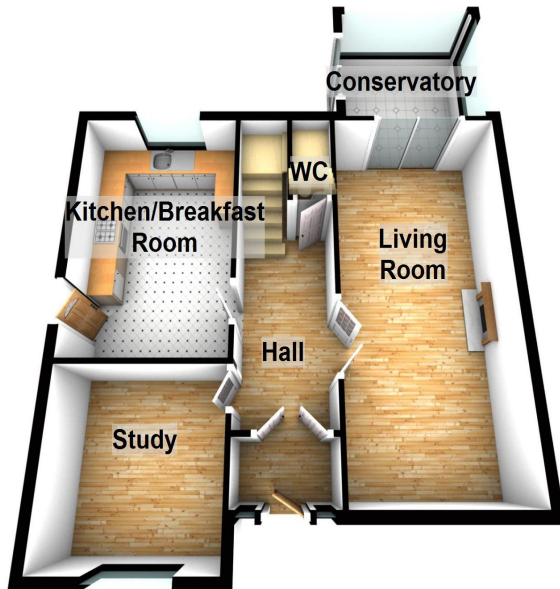
Two 'up and over' doors, light and power. Door from the garden.

To the front of the property is ample parking for 4/5 vehicles and garden space.



Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 125.0 sq. metres (1345.3 sq. feet)

Energy Performance Certificate



5, Great Eastern Close, BISHOP'S STORTFORD, CM23 5JP

Dwelling type: Detached house
Date of assessment: 06 October 2015
Date of certificate: 06 October 2015
Reference number: 8225-7520-3659-7936-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 118 m²

Use this document to:

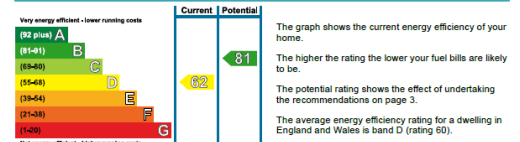
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,615
Over 3 years you could save	£ 1,053

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 234 over 3 years	You could save £ 1,053 over 3 years
Heating	£ 2,721 over 3 years	£ 2,088 over 3 years	
Hot Water	£ 540 over 3 years	£ 240 over 3 years	
Totals	£ 3,615	£ 2,562	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 240	✓
2 Low energy lighting for all fixed outlets	£20	£ 96	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 582	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale.

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GENERAL REMARK & STIPULATIONS

FULL ADDRESS

5 Great Easton Close, Bishops Stortford, Herts, CM23 5JP.

SERVICES

Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford SG13 8EQ

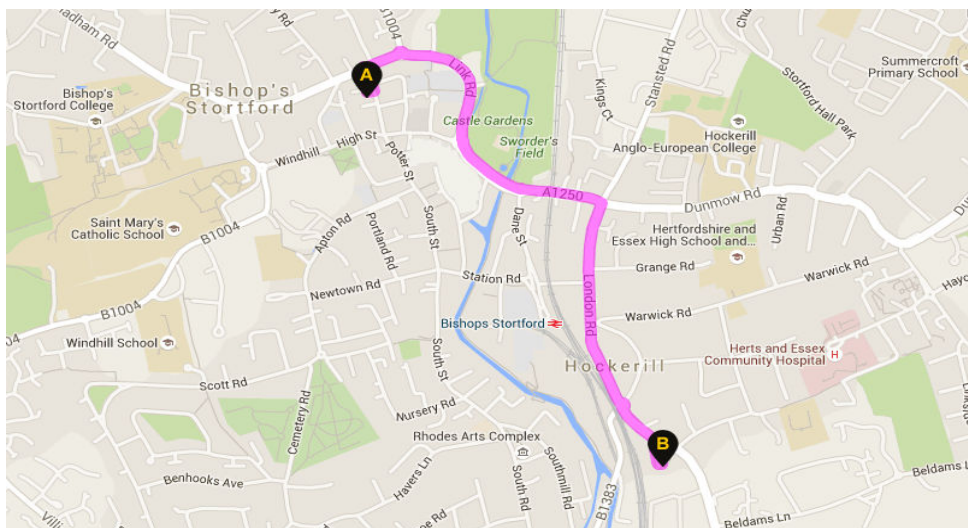
COUNCIL TAX BAND

Band F

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

Telephone our offices, which are open 7 days a week,
Monday to Friday 9.00am to 6.00pm,
Saturday's 9.00am to 4.30pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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