



PESTELL & Co
ESTABLISHED 1991

6 Brook Farm Close, St. Michaels Mead, Bishops Stortford, Herts.

GUIDE PRICE - £1,175,000

An exclusive style five bedroom, detached family home, fantastically presented throughout. The spacious and versatile living accommodation consists of entrance hallway, three reception rooms, kitchen/breakfast room, utility room and ground floor w.c. On the first floor is the principle bedroom suite including en-suite shower room and walk-in wardrobe, four further double bedrooms, additional en-suite shower room and a family bath/shower room. Externally is a landscaped rear garden, double garage (with laminate flooring for multi-use purposes) and modernised driveway to the front for up to five vehicles. All situated in a sought after countryside location, peripheral to St Michael's Mead and enjoys the benefit of close proximity to the Southern Country Park.

Feature front door, with sidelight windows leading to:

ENTRANCE HALLWAY - 17'8 x 8'6 (5.38m x 2.59m)

Oak flooring, under stairs cupboard, double doors in cloak cupboard, radiator, ceiling light point, carpeted, turning staircase to first floor accommodation and door into:

STUDY - 13'7 x 7'7 (4.14m x 2.30m)

Oak wood flooring, window to front, radiator and ceiling light point.



KITCHEN/BREAKFAST ROOM - 19'4 x 16'7 max (5.89m x 5.04m)

Tiled flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. 'Rangemaster' style oven with extraction over, integral dishwasher, microwave and space for fridge/freezer. Window to rear, radiator, under lighting, inset down lighter. Door into:

UTILITY ROOM:

Tiled flooring, complementary work surface with inset sink and drainer, eye and base level units below, space and plumbing for washing machine and tumble dryer. Cupboards housing the boiler, double glazed door to side, ceiling light point.



FAMILY ROOM - 14'10 x 12'3 (4.53m x 3.73m)

Oak wood flooring, patio doors with side windows to rear garden, radiator, and ceiling light point.

LIVING ROOM - 23'1 x 13'7 (7.05m x 4.14m)

Carpeted, double glazed, patio doors with side windows to rear garden, two windows to side, feature marble surround fireplace with granite hearth and gas fire, two radiators and two ceiling light points.

GROUND FLOOR W.C:

Tiled flooring, low level w.c., wash hand basin, opaque window to side, radiator, extraction fan and ceiling light point.



LANDING AREA:

Carpeted, airing cupboard, access to loft, radiator, inset down lighters and doors leading to:

BEDROOM 1 - 16'7 x 13'6 (5.04m x 4.11m)

Carpeted, window to front, ample walk in wardrobe, radiator, vaulted ceiling, inset down lighters. Door into:

EN-SUITE SHOWER ROOM:

Carpeted flooring, double shower cubicle, low level w.c, wash hand basin, opaque window to side, radiator, extraction fan and inset down lighters.

BEDROOM 2 - 13'6 x 10'10 (4.11m x 3.31m)

Carpeted, window to front, built in double and single wardrobes, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Carpeted, shower cubicle, low level w.c, wash hand basin, opaque window to side, heated towel rail, extraction fan and inset down lighters.



BEDROOM 3 - 15'3 x 12'8 max (4.65m x 3.86m)

Carpeted, window to rear, built in double wardrobe, radiator and ceiling light point.

BEDROOM 4 - 13'3 x 11'9 (4.03m x 3.59m)

Carpeted, window to rear, built in double wardrobe, radiator and ceiling light point.

BEDROOM 5 - 12'4 x 10'5 (3.77m x 3.18m)

Carpeted, window to rear, radiator and ceiling light point.

FAMILY BATH/SHOWER ROOM:

Fully tiled, inset bath with shower attachment, separate double shower cubicle, wash hand basin, low level w.c., opaque window to front, heated towel rail, extraction fan and inset down lighters.



OUTSIDE:

A landscaped rear garden, with a shaped paved patio off the house and shingle seating space up one side. The remainder is mainly laid to lawn area incorporating well stocked plant beds and mature trees. Panel fence surround, gated access to the side, plus storage shed/space to the other side of the property. Outside lighting and tap.

DOUBLE GARAGE - 16'7 x 16'4 (5.04m x 4.99m)

Electric roller door, wood effect laminate flooring, window to side, door into house, light, power and storage.

To the front, block paved driveway for up to five vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gas fired central heating, Mains electricity, water and drainage

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

Band G

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.