



PESTELL & Co
ESTABLISHED 1991

8 Chestnut Way, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £400,000

A good size four bedroom detached family home, situated on a quiet cul-de-sac. The accommodation comprises of entrance hallway, dining room/study, spacious living room, kitchen/breakfast room, utility room and ground floor cloakroom. Upstairs are the four double bedrooms and a shower room. Externally is an ample rear garden, garage and private driveway parking in front. All located within walking distance of local amenities and schooling.

Part glazed front door into porch: carpeted, window to side, ceiling light point, door into garage and glazed door into:

ENTRANCE HALLWAY:

Carpeted, radiator, ceiling light point, stairs to first floor and doors leading to:

DINING ROOM/STUDY - 12'3 x 7'10 (3.73m x 2.39m)

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

LIVING ROOM - 16'9 x 13'7 (5.11m x 4.15m)

Carpeted, two radiators, two ceiling light points, sliding doors to rear garden.
Door into:



KITCHEN/BREAKFAST ROOM - 15'4 x 8' (4.67m x 2.45m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Space for appliances. Door and window to side and window to rear, wall mounted boiler and three ceiling light points. Archway into:

UTILITY ROOM:

Vinyl flooring, eye and base level units, work surface, space for appliances and ceiling light point.

GROUND FLOOR CLOAKROOM:

Wood effect laminate flooring, low level w.c., wash hand basin, opaque window to front and ceiling light point.



LANDING AREA:

Carpeted, airing cupboard, ceiling light point, access to loft and doors leading to:

BEDROOM 1 - 13'6 x 8'6 (4.11m x 2.59m)

Carpeted, window to front, a bank of built in wardrobes, radiator and ceiling light point.

BEDROOM 2 - 10'10 x 10'8 (3.29m x 3.28m)

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

BEDROOM 3 - 11'6 x 7'7 (3.51m x 2.31m)

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

BEDROOM 4 - 9'1 x 8'4 (2.77m x 2.54m)

Carpeted, window to front, over stairs cupboard, radiator and ceiling light point.

SHOWER ROOM:

Fully tiled, double shower cubicle, low level w.c., wash hand basin with units below. Opaque window to side, heated towel rail, extraction fan and spotlights.



OUTSIDE:

A good size rear garden with hardstanding space off the back of the house, the remainder is laid to lawn with borders and panel fencing. Outside tap and gated side access to the front.

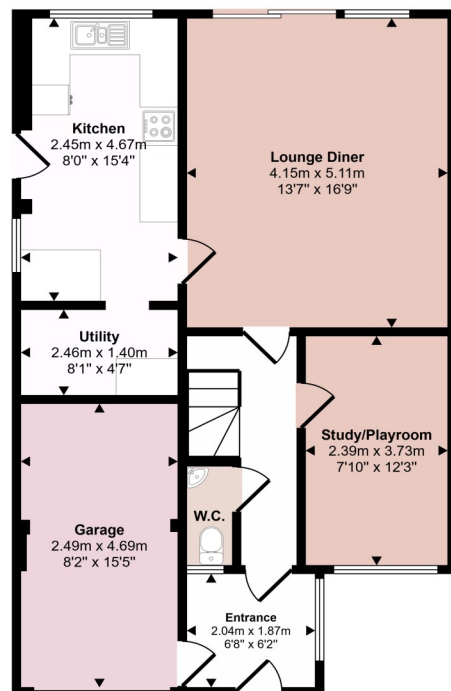
Garage with the 'Up & Over' garage door, light and power.

Private block paved driveway to the front for three vehicles.

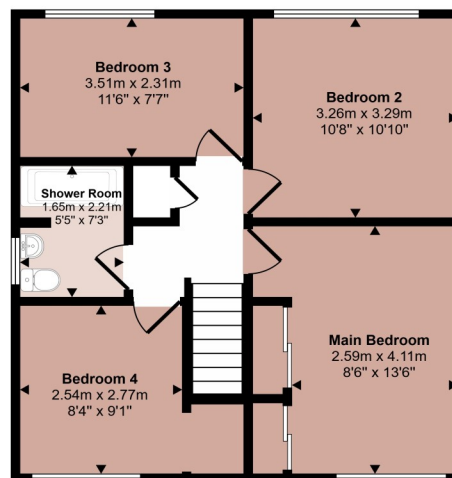




Approx Gross Internal Area
123 sq m / 1327 sq ft



Ground Floor
Approx 71 sq m / 764 sq ft



First Floor
Approx 52 sq m / 563 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

8 Chestnut Way, Takeley, Bishops Stortford, Herts, CM22 6RW

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

COUNCIL TAX

Band E

**Instruction by**

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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.