



PESTELL & Co
ESTABLISHED 1991

Joyners, The Street, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £474,995

An attractive 4 bedroom character property which is located within walking distance of Hatfield Forest. The property retains much of its period features including exposed wooden beams and open brick fireplace. The ground floor accommodation comprises; a fitted kitchen, a generous sitting room, dining room to the rear and ground floor w.c. The first floor accommodation comprises the four bedrooms, an en-suite shower room and a family bathroom. Externally is a gravel driveway leading to the parking for several cars, plus a private rear garden, approximately 50ft in length.

Part glazed front door into:

Entrance Hallway:

Carpeted, radiator, inset down lighter. Turning stairs to first floor accommodation and door into:

Living Room - 27'8 x 11'5 (8.44m x 3.49m)

Carpeted, divided by exposed beams and a stunning open brick built fireplace, dual aspect windows to side and rear, two radiators and four ceiling light points.

Dining Room - 15'7 x 12'4 (4.76m x 10'6m)

Carpeted, window to rear, radiator and ceiling light point. Door into:



Kitchen - 14'9 x 13'5 (4.49m x 4.09m)

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink with drainer. Rangemaster oven, inset 5 ring gas hob, hotplate with extraction over, fridge/freezer, washing machine and dishwasher. Two windows to front and door to side, storage cupboard, radiator and inset down lighters.

Downstairs W.C.:

Low level w.c., wash hand basin, opaque window to front, radiator and ceiling light point.



First floor landing, carpeted, airing cupboard, loft access and ceiling light point. Doors into:

Bedroom 1 - 15' x 14'1 (4.56m x 4.28m)

Carpeted, dual aspect windows to front and side, storage cupboard, radiator and ceiling light point. Door into:

En-suite Shower Room:

Tiled flooring, corner shower cubicle, wash hand basin, opaque window to front, heated towel rail and inset down lighters.

Bedroom 2 - 14'4 x 9'7 (4.37m x 2.93m)

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

Bedroom 3 - 12'8 x 12'4 (3.86m x 3.75m)

Carpeted, 2 windows to rear, radiator and ceiling light point.

Bedroom 4 - 11'6 x 10'8 (3.50m x 3.25m)

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

Family Bathroom:

Tiled flooring, panel bath with custom shower area, low level w.c., wash hand basin, opaque window to front, heated towel rail, part tiled walls, extraction fan and inset down lighters.



OUTSIDE:

The property offers a private, fenced garden to the rear. Approximately, 50ft. In length

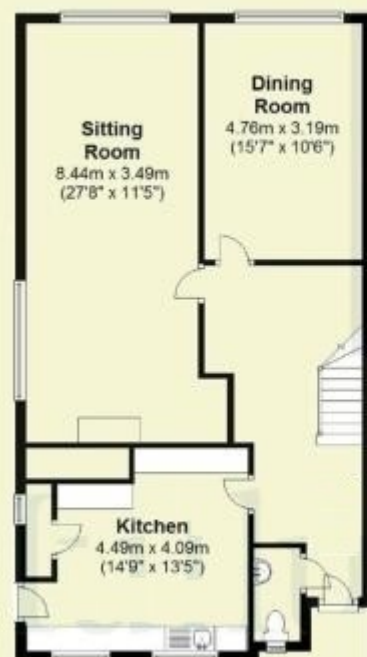
A gravel driveway runs up the side of the house and to a parking area for 3/4 vehicles.





Ground Floor

Approx. 84 sq. metres (904 sq. feet)



First Floor

Approx. 75 sq. metres (816 sq. feet)



Total area: approx. 159 sq. metres (1721 sq. feet)

FULL ADDRESS

Joyners, The Street, Takeley, Bishops Stortford, Herts, CM22 6QU

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 F

**Instruction by**

Mark Hoddle - Director

Office Line - 01279 656400

Direct Line - 01279 798464

Email - markhoddles@pestell.co.uk

Website - www.pestell.co.uk

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.