



PESTELL & Co
ESTABLISHED 1991

31 Garnetts, Takeley, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £425,000

An extended three bedroom, link-detached home set on a quiet cul-de-sac. The chalet style accommodation comprises of entrance porch and hallway, large living into dining area, kitchen/breakfast room and ground floor shower room, upstairs are the three bedrooms, a family bathroom and separate w.c.. Externally is a generous rear garden, tandem length garage and driveway parking to the front. Located near to the centre of the village, within walking distance to the amenities, schooling and a short drive to the M11, airport and towns of Dunmow and Bishops Stortford.

Part glazed front door into porch, wood effect laminate flooring, window to side, ceiling light point. Door into:

Entrance Hallway:

Laminate flooring, under stairs cupboard, window to side, radiator, ceiling light point. Stairs to first floor and door into:

Living Room - 20'2 11'11 (6.14m x 3.62m)

Exposed floorboards, window to front, two radiators and two ceiling light point.

Archway to dining area:

Wood flooring, sliding doors to rear garden, radiator and ceiling light point. Archway into:



Outside:

Good sized rear garden with paved space off the back of the house, the remainder is mainly laid to lawn with mature trees and borders. Side gated access, outside tap and light, door into garage.

Tandem Length Garage - 'Up & Over' door, light and power.

Block paved driveway to the front, plus lawn frontage.



FULL ADDRESS

31 Garnetts, Takeley, Bishops Stortford, Herts, CM22 6RL

SERVICES

Gas fired central heating, mains electricity, water, drainage

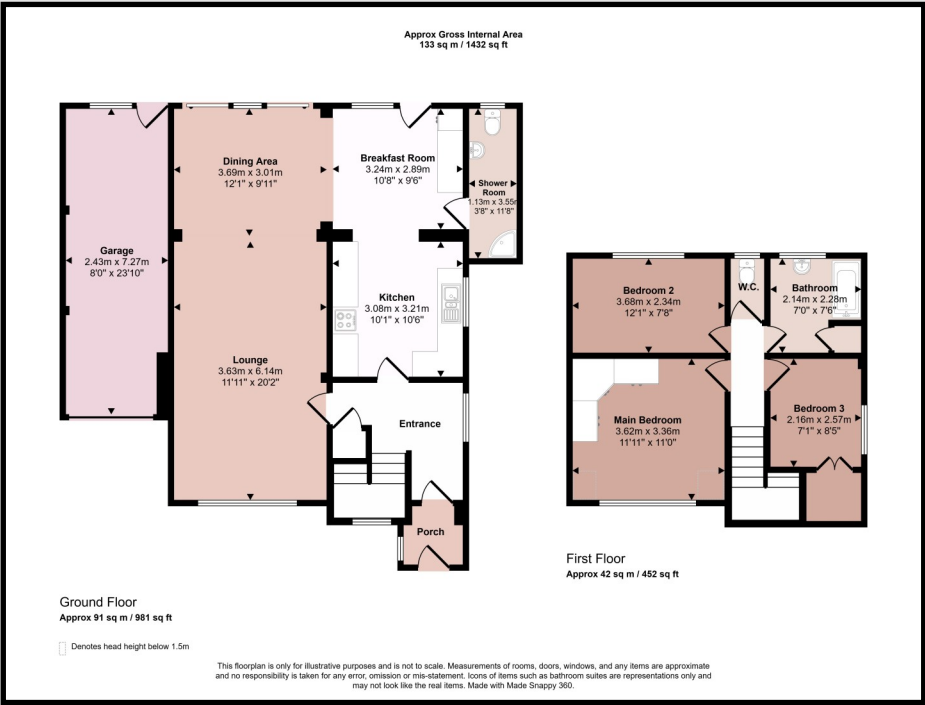
LOCAL AUTHORITY

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

AGENT NOTES

Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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.

Kitchen/Breakfast Room - 10'6 x 10'1 (3.21m x 3.08m/10'8 x 9'6 (3.24m x 2.89m)

Vinyl flooring, a range of eye and base level units with complementary work surfaces, inset sink and drainer unit. Space for appliances, window to side, part glazed door and window to rear. Wall mounted boiler, radiator, two ceiling light points. Doorway into:

Ground Floor Shower Room:

Laminate flooring, corner shower cubicle, pedestal wash hand basin, low level w.c., opaque window to side and two ceiling light points.



First floor landing, exposed floorboards, loft access, ceiling light point and doors to:

Bedroom 1 - 11'11 x 11' (3.62 x 3.36m)

Exposed floorboards, window to front, built in wardrobes and units, radiator and ceiling light point.



Bedroom 2 - 12'1 x 7'8 (3.68m x 2.34m)

Exposed floorboards, window to rear, radiator and ceiling light point.



Bedroom 3 - 8'5 x 7'1 (2.57m x 2.16m)

Exposed floorboards, window to side, storage cupboard, radiator and ceiling light point.

Family Bathroom:

Vinyl flooring, panel bath with shower overhead, pedestal wash basin. Opaque window to rear, airing cupboard, radiator and ceiling light point.

Separate w.c.

Vinyl flooring, low level w.c., opaque window to rear, ceiling light point.

