



Paddock View, Stansted, CM24 8XL

**CHEFFINS**



## Paddock View

Stansted,  
CM24 8XL

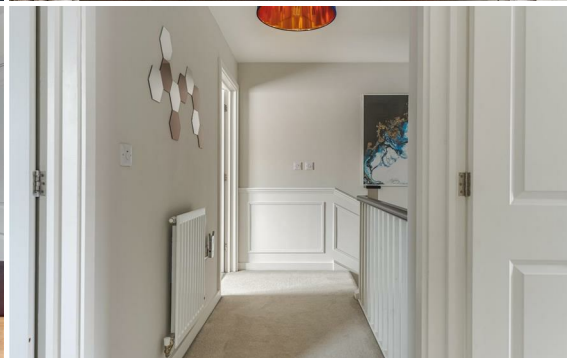
- Attractive modern home
- High specification
- Kitchen/diner
- Three bedrooms
- Integral tandem garage and driveway
- West facing garden

An immaculately presented three bedroom home situated in a favourable position within walking distance to a mainline station. The property offers well proportioned accommodation, together with a private rear garden, driveway and garage.

3 2 2



**Guide Price £525,000**



## LOCATION

Stansted Mountfitchet offers local shopping facilities, schooling, a good selection of restaurants and public houses and a main line railway station with commuter services to London's Liverpool Street. The market town of Bishop's Stortford, approximately 3 miles distant, offers multiple shopping and sporting facilities, schooling for all ages including Bishop's Stortford College, Anglo European School and a further main line railway station. Access to the M11 (J8) is approximately 3 miles with the A11 and Cambridge to the north and the M25 and London to the south.

**FRONT ENTRANCE DOOR**

into:

**ENTRANCE HALL**

stairs rising to first floor, understairs storage cupboard.

**CLOAKROOM**

with ceramic basin, low level w.c., obscure window to side aspect.

**KITCHEN/DINER**

with range of base and eye level units, stainless steel sink, Bosch 4 ring induction hob, built-in extractor, Bosch electric oven, Bosch integrated fridge/freezer and dishwasher, window to the front aspect.

**SITTING ROOM**

glazed French doors leading out into garden.

**ON THE FIRST FLOOR****LANDING**

with doors to respective rooms, airing cupboard, loft access.

**VAULTED BEDROOM 1**

with glazed window to the front and Velux window providing a good degree of natural lighting.

**BATHROOM**

with ceramic basin, vanity unit beneath, low level w.c., panelled bath and over shower and heated towel rail.

**BEDROOM 2**

with fitted wardrobes, window to the rear, door leading into:

**ENSUITE**

with vanity basin, low level w.c., shower unit, heated towel rail.

**BEDROOM 3**

with glazed window to the front aspect.

**OUTSIDE**

Block paved driveway providing off-street parking. GARAGE with up and over door, power and lighting, glazed door leading round into the rear garden which is predominantly laid to lawn with mature beds bordering and paved terraced area perfect for alfresco dining.

**SERVICES**

All mains services. Gas central heating.

**AGENTS NOTE**

Please note there is currently an annual service charge of £348.38 for the maintenance of the shared areas.

For more information on this property, please refer to the Material Information brochure that can be found on our website.


**VIEWINGS**

By appointment through the Agents.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Guide Price £525,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Uttlesford









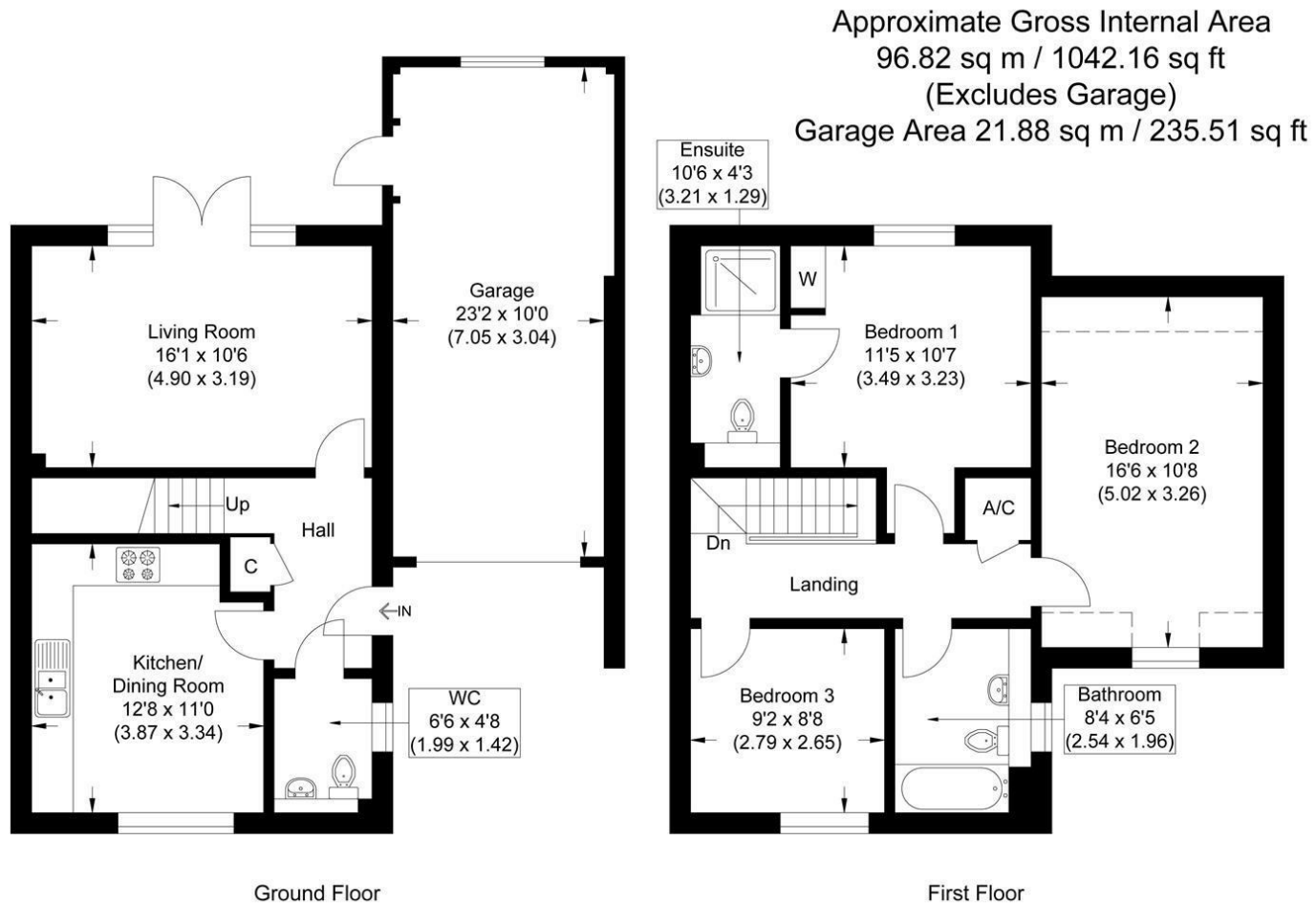


Illustration for identification purposes only, measurements are approximate, not to scale.

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