



Walson Way, Stansted, CM24 8GD

**CHEFFINS**



## Walson Way

Stansted,  
CM24 8GD

5 3 2

**Guide Price £675,000**

- Popular residential location
- Open kitchen/dining/family room
- Refitted kitchen
- Five bedrooms
- Family bathroom & two en suites
- Driveway and double garage

An attractive double fronted townhouse offering extensive accommodation over three floors, together with a private rear garden, driveway and double garage. The property resides in a prominent position within this popular residential location and is ideally located for commuters.







## 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

### STUDY

Window to the front aspect.

### OPEN PLAN

#### KITCHEN/DINING/LIVINGROOM

The kitchen is fitted with a range of base and eye level units incorporating a central island with breakfast bar and quartz worktops, sink unit, a pair of Neff electric ovens, five ring induction hob, dishwasher and full height fridge and freezer. Window to the front aspect and two pairs of French doors opening to the garden from the dining and family room. Built-in understair storage cupboard and door to:

### CLOAKROOM

Comprising pedestal wash basin and low level WC.

### UTILITY/BOOT ROOM

Part-glazed door to the rear providing access to the outside space, fitted with base and eye level units with space and plumbing for washing machine and tumble dryer and space for further free-standing fridge and freezer.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms and staircase rising to the second floor.

### BEDROOM

Window to the rear aspect, fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure and heated towel rail.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, separate shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM

Window to the front aspect.

### BEDROOM

Window to the front aspect.

## SECOND FLOOR

## LANDING

Currently being used as a dressing room, with eaves storage cupboard.

### BEDROOM

Window to the front aspect.

## BEDROOM

Window to the front aspect, access to the loft space and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and Velux window.

## OUTSIDE

The rear garden is predominantly laid to lawn with a paved terrace, perfect for al fresco entertaining, with shrub beds and mature trees bordering providing a good degree of seclusion. In addition, there is a garden shed and gated side access leading to the driveway and double garage.

## DOUBLE GARAGE

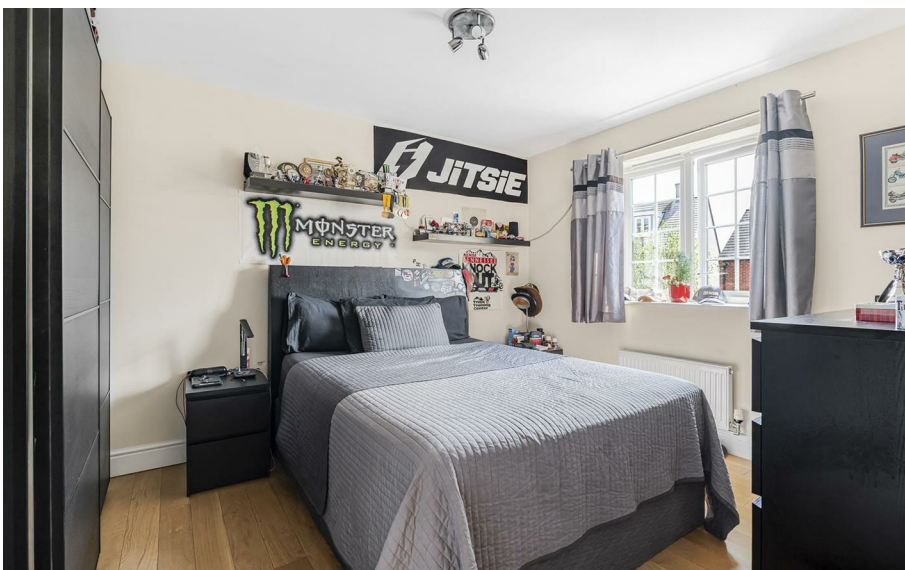
With power, lighting and eaves storage space.

## VIEWINGS


By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £675,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford









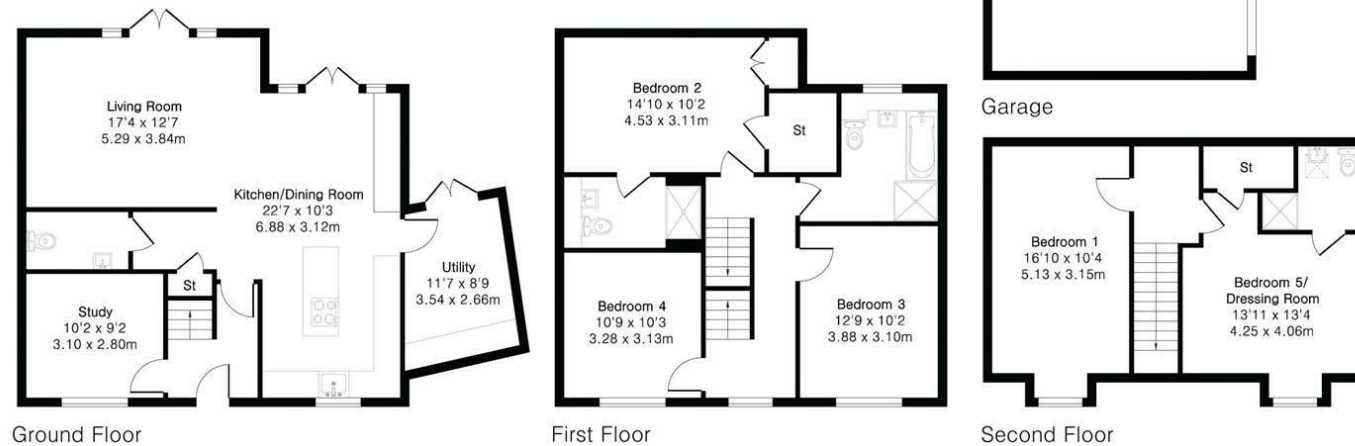
## Approximate Gross Internal Area 1969 sq ft - 183 sq m

Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 698 sq ft – 65 sq m

Second Floor Area 481 sq ft – 45 sq m

Garage Area 365 sq ft – 34 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

