



PESTELL & Co
ESTABLISHED 1991

7 Chestnut Way, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £425,000

A good size four bedroom detached family home, situated on a quiet cul-de-sac. The accommodation offers the opportunity for renovation throughout and comprises of entrance hallway, dining room/study, living room, kitchen/breakfast room and ground floor cloakroom. Upstairs are the four bedrooms and family bathroom. Externally is a well shielded rear garden, garage and private driveway parking in front.

Part glazed front door into porch: carpeted, radiator, two windows and glazed door into;

ENTRANCE HALLWAY:

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

GROUND FLOOR CLOAKROOM:

Vinyl flooring, low level w.c., wash hand basin, opaque window to front, extraction and ceiling light point.

DINING ROOM/STUDY - 12'6 x 8' (3.81m x 2.44m)

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

LIVING ROOM - 17'6 x 14' (5.33m x 4.27m)

Carpeted, sliding doors to rear, two radiators, under stairs cupboard and two ceiling light points.



KITCHEN - 16'3 x 8'6 (4.95m x 2.59m)

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, further window to rear, wall mounted boiler and two ceiling light points.



LANDING AREA:

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

BEDROOM 1 - 14' x 11' (4.27m x 3.25m)

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

BEDROOM 2 - 11'3 x 10'9 (3.42m x 3.28m)

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

BEDROOM 3 - 11'9 x 7'9 (3.58m x 2.36m)

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

BEDROOM 4 - 9'9 x 8'9 (2.97m x 2.67m)

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

FAMILY BATHROOM:

Vinyl flooring, panel bath with overhead shower attachment, low level w.c., pedestal wash hand basin. Window to side, radiator, extraction fan and ceiling light point.



OUTSIDE:

A good size rear garden with patio space across the back of the house, the remainder is laid to lawn with panel fencing. Garden shed, outside tap, door into garage and gated side access to the front.

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

Private driveway to the front and lawn frontage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

6 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.