



PESTELL & Co  
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## 1 Bassingbourne Lodge, The Street, Takeley, Bishops Stortford, Herts.

GUIDE PRICE - £675,000

*A fantastically presented and extended three bedroom, detached Grade II listed home, which has been sensitively refurbished throughout by the current owner. The accommodation comprises of entrance hallway, open plan living space including sitting room, superb fitted kitchen with vaulted ceiling and dining area, a utility room and w.c. A downstairs bedroom with en-suite bath/shower room and walk-in wardrobe, whilst upstairs are two further bedrooms and a bathroom. Externally is a beautifully landscaped garden with covered fire pit entraining space, plus a detached double garage (with planning permission for conversion) and a generous gated driveway.*

Wooden entrance door into:

### Entrance Hallway:

Herringbone wood flooring, a bank of built in wardrobes, window to side, radiator, inset down lighters. Door into:

### Sitting Room - 13'8 x 12' (4.17m x 3.66m)

Herringbone wood flooring, sliding doors to rear garden, window to side, radiator, loft hatch, ceiling light point, open into:



### Outside:

To the rear is a large, landscaped garden, including generous patio area which runs across to the back of the property. Ideal for entertaining, with a covered firepit and seating space. The remainder laid to lawn with well maintained borders. Outdoor lighting and tap, gated access to the front.

Gated access to the generous block paved driveway, with space to numerous vehicles.



FULL ADDRESS

1 Bassingbourne Lodge, The Street, Takeley, Bishops Stortford, Herts, CM22 6LY.

SERVICES

Gas fired central heating, mains electricity, water and drainage

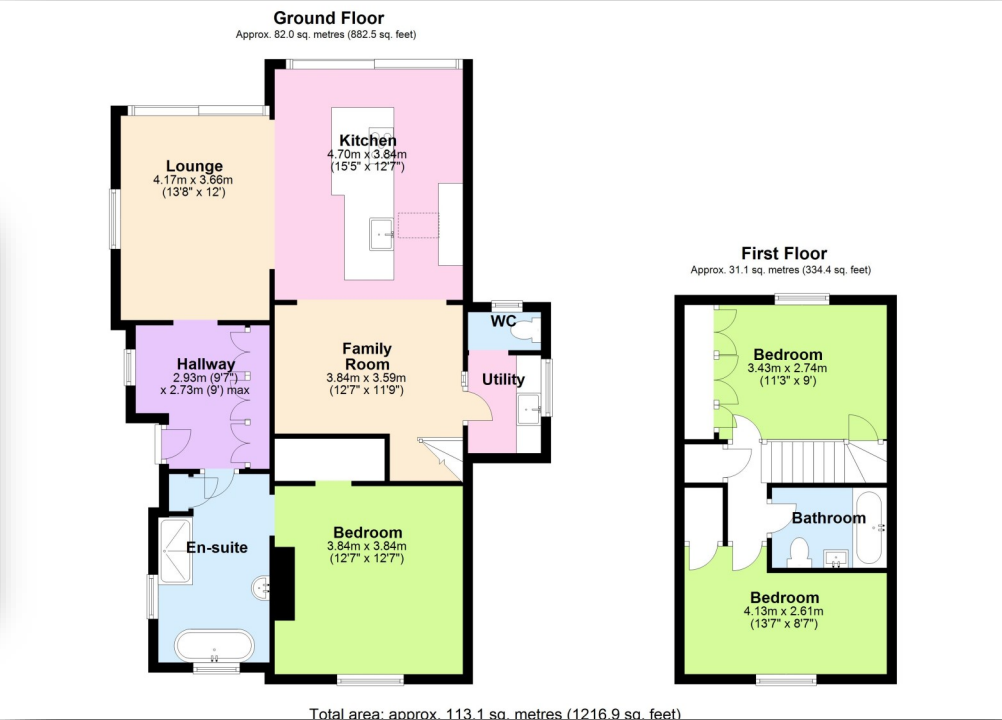
LOCAL AUTHORITY

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

COUNCIL TAX

Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.



**Kitchen - 15'5 x 12'7 (4.70m x 3.84m)**

Tiled flooring and vaulted ceiling, a range of eye and base level units with complementary work surface, central island with inset sink and induction hob, units and wine cooler below. Built in oven, integrated fridge/freezer, dishwasher and coffee machine. Sliding doors to rear garden, skylight, radiator, spotlights and ceiling light points. Open into:

**Dining Area - 12'7 x 11'9 (3.84m x 3.59m)**

Tiled flooring, radiator and inset down lighters. Stairs to first floor, door into:

**Utility Room/W.C.:**

Tiled flooring, eye and base level units with complementary work surface and inset sink, washing machine and fridge under, window to side and skylight. Separate low level, w.c., frosted window to rear and spotlight.





**Bedroom 1 - 12'7 x 12'7 (3.84m x 3.84m)**

Carpeted, window to front, fireplace with log burner, radiator and ceiling light point. Walk in wardrobe with tiled flooring, clothing rails and spotlights.

**En-suite Bath/Shower Room:**

Herringbone wood flooring, freestanding bath, walk in shower, low level w.c. and wash hand basin. Frosted windows to front and side, two radiators, tiled walls and inset down lighters.

First floor landing: carpeted, airing cupboard (housing the 'Combi' boiler), ceiling light point. Doors into:

**Bedroom 2 - 11'3 x 9' (3.42m x 2.74m)**

Carpeted, window to rear, a bank of built in wardrobes, separate wardrobe, loft hatch, radiator and ceiling light point.

**Bedroom 3 - 13'7 x 8'7 (4.13m x 2.61m)**

Carpeted, window to front, built in wardrobe, radiator and two ceiling light points.

**Family Bathroom:**

Tiled flooring, inset bath with over shower and attachment, low level w.c. and wash hand basin. Heated towel rail, extraction and inset down lighters.

