



PESTELL & Co

ESTABLISHED 1991



9 Kingswood Close, Stansted

GUIDE PRICE - £540,000

An immaculately presented three bedroom detached modern home located on a small development, in the heart of this sought after village location. The stunning accommodation comprises entrance hallway, large living room, bespoke fitted kitchen/dining room and ground floor cloakroom. Upstairs are the three double bedrooms, an en-suite shower room and family bathroom. To the rear is a beautifully landscaped garden, tandem garage parking and is just a short walk from the station and amenities.

Part glazed front door, leading into:

ENTRANCE HALLWAY:

Tiled flooring, storage cupboard, radiator, ceiling light point. Stairs to first floor and door to:

GROUND FLOOR W.C.:

Tiled flooring, low level w.c., wash hand basin, radiator, extraction and spotlight.

LIVING ROOM - 21'3 x 12' 6.48m x 3.66m)

Carpeted, window to front with shutters, two radiators and inset down lighters. Open into:

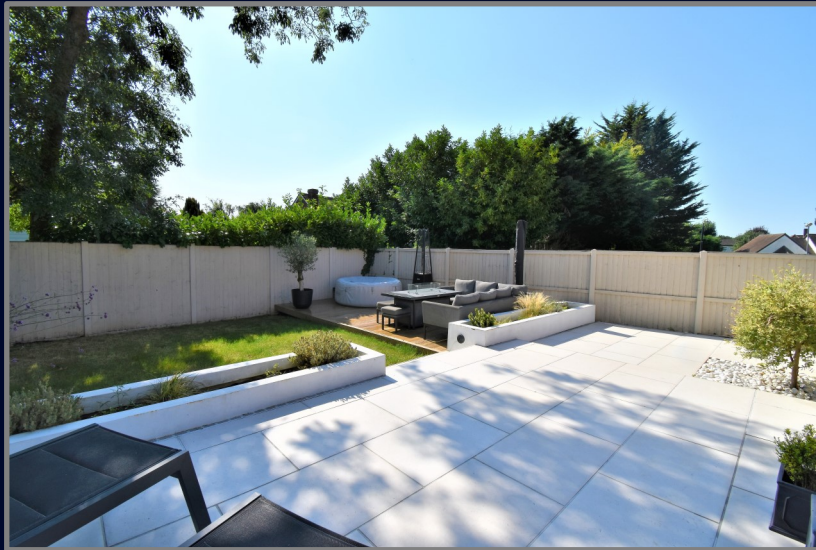


OUTSIDE:

To the rear is a beautifully landscaped garden. Step out onto a large patio area, and then onto the remainder which has laid to lawn space, raised decking area and plant borders. Outside tap and light. Gated access to the garage rear and gated side access to the front.

TANDEM LENGTH GARAGE - with electric 'Up & Over' door, electric charge point, light and power. Open space to the rear. Visitors parking spaces to the rear.

Agent Note: Constructed in 2018, the 10 year guarantee has 4 years remaining.



FULL ADDRESS

9 Kingswood Close, Stansted, Essex, CM24 8YD

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Instruction by

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KITCHEN/DINING ROOM - 19'4 x 9'8 (5.89m x 2.95m)

Wood flooring, a range of eye and base level units with granite work surface and inset sink. Built-in oven with 4 ring induction hob and extraction over, integrated fridge/freezer, washing machine and dishwasher. Double doors and window with shutters to rear garden, two skylights, radiator, cupboard housing the boiler and inset down lighters.



Carpeted, window to rear with shutters, radiator, access to loft (ladder, part boarded), airing cupboard, ceiling light point and doors leading to:

BEDROOM 1 - 16'5 x 12' (5.00m x 3.66m)

Carpeted, window to front with shutters, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, low level w.c., pedestal wash hand basin, opaque window to rear with shutters, heated towel rail, extraction and spotlights.

BEDROOM 2 - 11'2 x 10'4 (3.40m x 3.15m)

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

BEDROOM 3 - 10'3 x 9'7 (3.12m x 2.92m)

Carpeted, window to rear with shutters, two built in double wardrobes, radiator and ceiling light point.

FAMILY BATHROOM:

Tiled flooring, panel bath, low level w.c., wash basin with unit below, opaque window to front with shutters, heated towel rail, extraction and spotlights.

