



PESTELL & Co

ESTABLISHED 1991



1 Ley Fields, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £450,000

*A good size four bedroom detached family home, situated on a pleasant cul-de-sac backing onto open farm land. The accommodation comprises of entrance hallway, dining room, living room, kitchen, conservatory and ground floor cloakroom. Upstairs are the four double bedrooms and family bathroom. Externally is a good size, private rear garden leading to the farm land views and to the front an integral garage and private driveway for three/four vehicles. The property offers excellent access to near by local shops and Roseacres school.*

Part glazed front door into:

**ENTRANCE HALLWAY:**

Wood effect laminate flooring, radiator, wall light, door into garage, stairs to first floor and doors leading to:

**GROUND FLOOR CLOAKROOM:**

Wood effect laminate flooring, low level w.c., wash hand basin, frosted window to side, extraction and ceiling light point.

**DINING ROOM - 14'6 x 8'5 (4.42m x 2.57m)**

Wood effect laminate flooring, box bay window to front, window to side, radiator and ceiling light point.

**KITCHEN - 11'9 x 8'5 (3.58m x 2.57m)**

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Built in double oven, 4 ring gas hob, space for fridge/freezer and dishwasher. Door to side, window to rear, wall mounted boiler and ceiling light point.



**LIVING ROOM - 16'5 x 11'2 (5.00m x 3.40m)**

Wood effect laminate flooring, window to side, two radiators, ceiling light point and sliding doors into:

**CONSERVATORY - 11'11 x 11'5 (3.63m x 3.48m)**

Carpeted, sliding doors to rear garden, mainly glazed surround, radiator and wall light.



#### **LANDING AREA:**

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

#### **BEDROOM 1 - 11'6 x 11' (3.51m x 3.35m)**

Carpeted, window to rear, built in bank of wardrobes and units, radiator and ceiling light point.

#### **BEDROOM 2 - 11'9 x 11'9 (3.58m x 3.58m)**

Carpeted, windows to front and side, built in double wardrobes, radiator and ceiling light point.

#### **BEDROOM 3 - 11'3 x 8'8 (3.43m x 2.64m)**

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

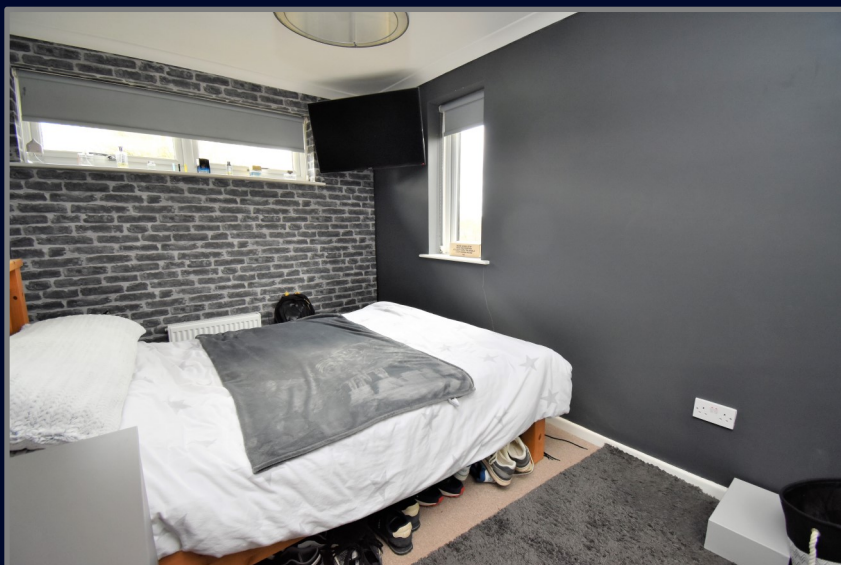
#### **BEDROOM 4 - 13'8 x 8' (4.17m x 2.44m)**

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

#### **FAMILY BATHROOM:**

Fully tiled, panel bath with overhead shower attachment, low level w.c., pedestal wash hand basin. Frosted window to side, heated towel rail and ceiling light point.





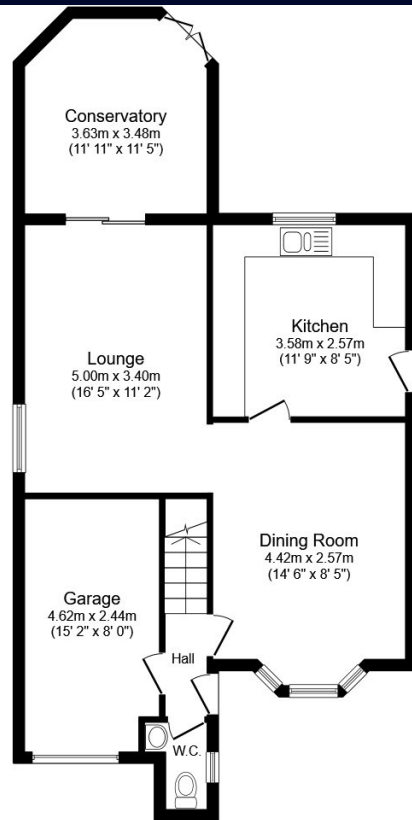
## OUTSIDE:

A good size and private rear garden which is mainly laid to lawn with mature borders, backing onto open farmland. Brick storage room and gated side access to the front.

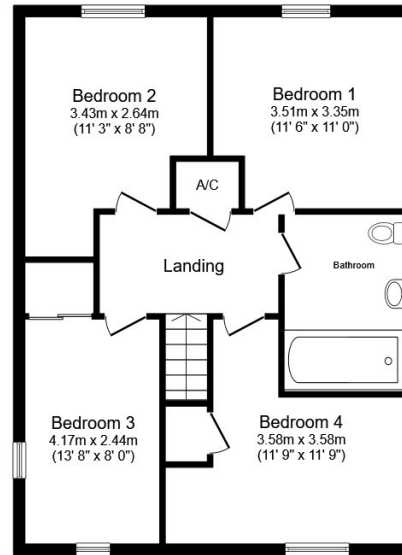
Garage with roller door, light and power. Space for washing machine and tumble dryer. Door into house.

Private driveway to the front for three/four vehicles.





**Ground Floor**



**First Floor**

Total floor area 146.9 sq.m. (1,582 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.





**FULL ADDRESS**

1 Ley Field, Takeley, Bishops Stortford, Herts, CM22 6RS

**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.