



PESTELL & Co
ESTABLISHED 1991

12 The Champions, Stansted, Essex.

GUIDE PRICE - £540,000

A most impressive and extended, four bedroom semi-detached family home set at the end of a quiet cul-de-sac in the heart of Stansted with easy access to all the villages amenities and train station. The house sits on a corner plot with the accommodation comprising of entrance hallway, ground floor WC, living room, spacious kitchen/dining room, utility room and study/playroom. On the first floor there are four double bedrooms, plus separate bath and shower rooms. Externally is an attractive rear garden and driveway for up to six vehicles to the front, with the potential of adding a garage (STPP).

Part glazed front door with frosted sidelight windows into:

ENTRANCE HALLWAY :

Tiled flooring, under stairs cupboard, radiator and inset down lighters. Carpeted stairs leading to first floor accommodation. Door into:

DOWNSTAIRS CLOAKROOM:

Tiled flooring, low level w.c., wash hand basin, extraction fan and ceiling light point.

LIVING ROOM - 21'7 x 11'3 max (6.57m x 3.43m)

Wood effect laminate flooring, dual aspect windows to front and rear, open fire-place, two radiators and two ceiling light points.



Open plan 'L-Shaped'

DINING AREA - 14' x 9'3 (4.27m x 2.82m)

Tiled flooring, 'bi-fold' doors to rear garden, radiator and inset down lighters.

Open into:

KITCHEN - 12'8 x 8'5 (3.86m x 2.57m)

Tiled flooring (under floor heating), a range of eye and base level units with complementary work surface, stainless steel sink unit. Built-in double oven, gas hob with extraction fan over, plumbing for dishwasher and space for fridge/freezer. Window to rear and inset down lighters. Door into:

UTILITY ROOM:

Tiled flooring (under floor heating), eye and base level units, complementary work surface and inset sink. Space and plumbing for washing machine and tumble dryer. Part glazed door to side and ceiling light point.

STUDY/PLAYROOM - 12'9 x 8'4 (3.89m x 2.54m)

Tiled flooring (under floor heating), window to front and ceiling light point.



LANDING AREA:

Carpeted, loft access, ceiling light point and doors to:

BEDROOM 1 - 11'2 x 10'8 (3.40m x 3.25m)

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

BEDROOM 2 - 10'9 x 9'7 (3.27m x 2.92m)

Carpeted, window to front, built in cupboards, radiator and ceiling light point.

BEDROOM 3 - 13' x 8'5 max (3.96m x 2.56m)

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

BEDROOM 4 - 11'11 x 8'5 max (3.63m x 2.56m)

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

BATHROOM:

Tiled flooring, panel bath with shower over, low level w.c., wash basin with unit below, opaque window to rear, heated towel rail, extraction fan and inset down lighters.

SHOWER ROOM:

Tiled flooring, double shower cubicle, low level w.c., wash basin with units below. Opaque window to front, airing cupboard (housing boiler and tank), heated towel rail, extraction fan and inset down lighters.

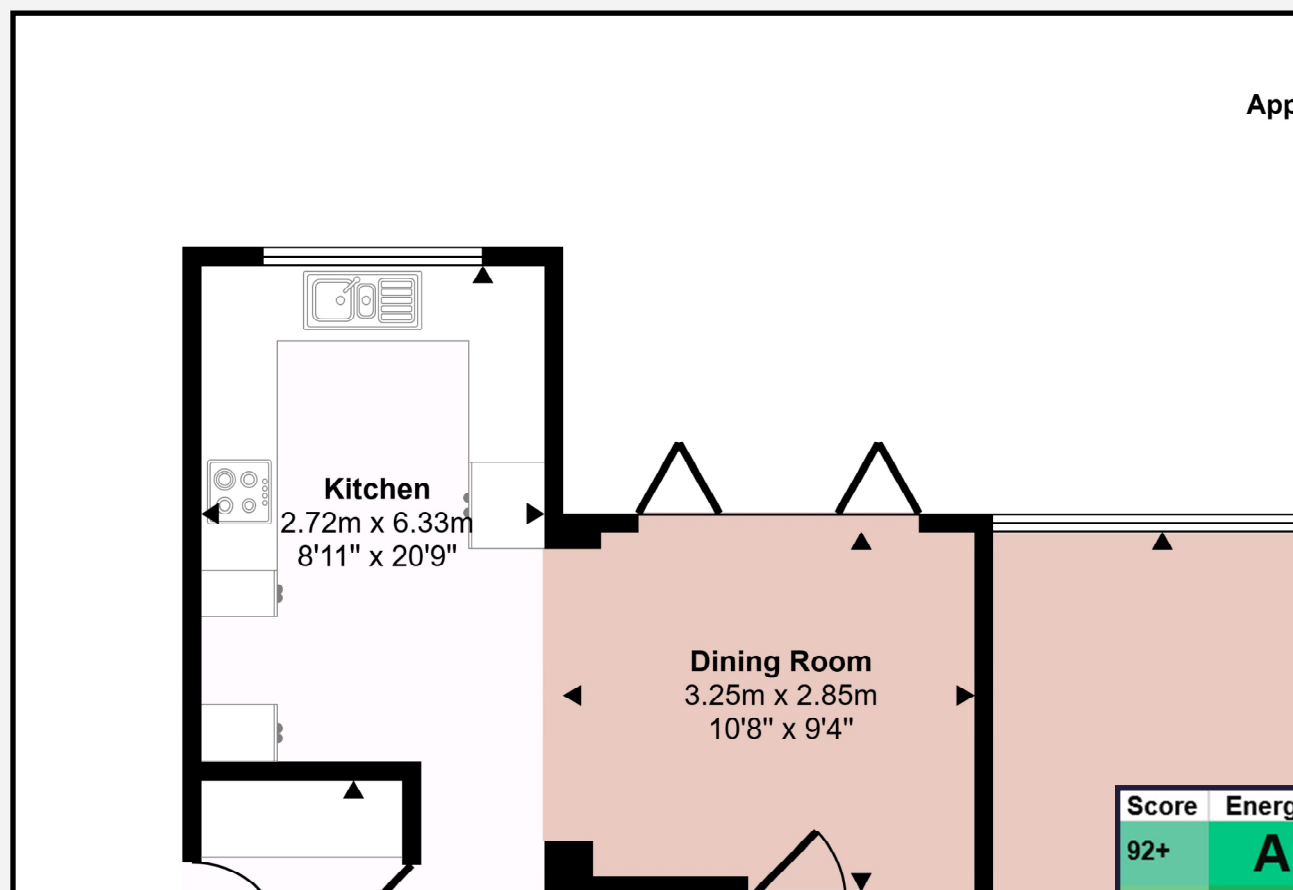


OUTSIDE:

To the rear is a very attractive garden, offering patio space running across the rear of the property. The remainder of the garden is mainly laid to lawn with well stocked plant borders, two decked seating areas and a garden shed. Outside lights, power points front and rear and outside tap, side access to the front of the property.

Private driveway to the front with space for up to six vehicles. Storage shed (light and power). Potential to erect a garage (permission previously granted).





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

FULL ADDRESS

12 The Champions, Stansted, Essex, CM24 8LL.

SERVICES

Gas fired central heating, Mains electricity, water, drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band D



Office Line - 01279 656400
Email - post@pestell.co.uk
Website - www.pestell.co.uk

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.