



9 Gill Edge

Stansted, Essex







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Nestled at the end of a quiet cul-de-sac in the desirable Forest Hall development, **9 Gill Edge** is a beautifully presented two-bedroom semi-detached home that offers stylish and versatile living space. Built in 2014 by Croudace Homes, this property has had its internal layout thoughtfully extended with a garage conversion, enhancing its usability for various lifestyles.

As you enter, the ground floor welcomes you with an entrance hall leading into a spacious reception room. This area is perfect for use as a second sitting room, home office, gym, or even a third bedroom. The ground floor also includes a contemporary bathroom and a separate utility room for added convenience, while Bedroom 2 features its own en suite bathroom, making it ideal for guests or multi-generational living.

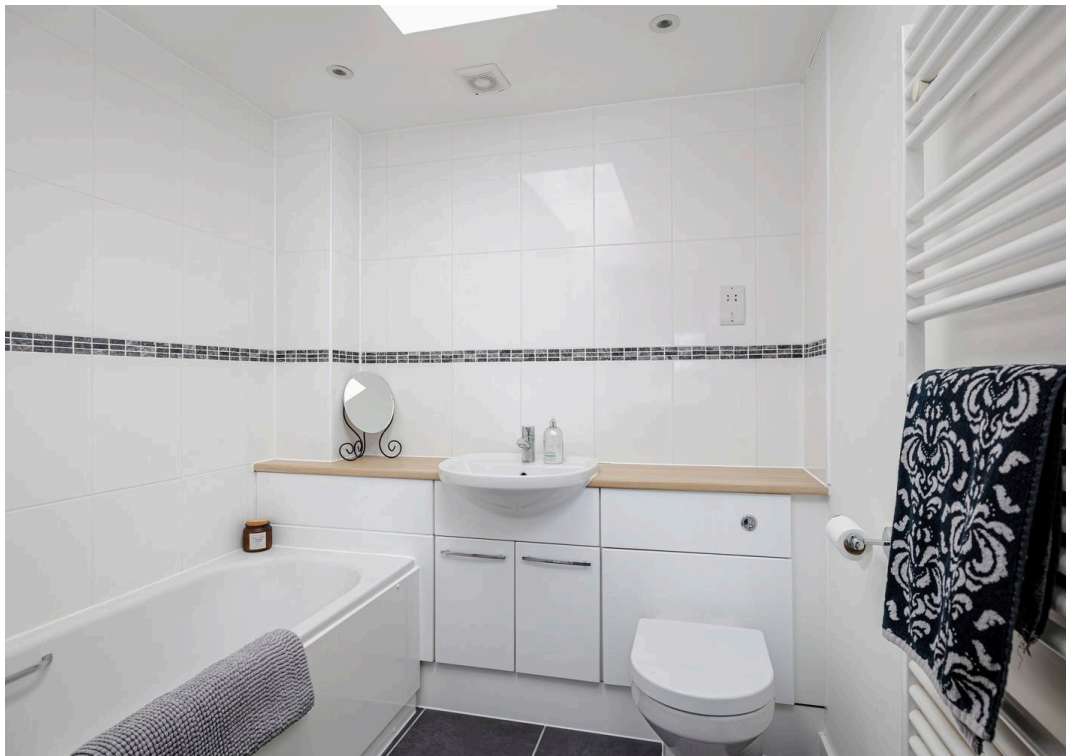
Upstairs, the first-floor impresses with a bright and spacious open-plan kitchen, dining, and living area. Skylights and French doors flood the space with natural light, while the sleek high-gloss kitchen is equipped with integrated appliances and ample storage. It's the perfect setting for entertaining or relaxing in comfort. The principal bedroom is also located on this level and includes an en suite bathroom and a fitted wardrobe.

Externally, the home offers driveway parking for at least two vehicles and a tidy, low-maintenance garden. The location is perfect for commuters, situated just a short distance from Stansted Mountfitchet's mainline station, as well as village shops and amenities.

With 1,324 sq. ft. of flexible accommodation across two floors, this is an excellent opportunity for buyers looking for a modern, move-in-ready home with the potential to adapt the space to their individual lifestyle.

Contact us today to arrange your viewing!







## Key Features

- Two/Three Bedrooms
- Semi-Detached Home
- Open Plan Kitchen/Dining/Living Room
- Three Bathrooms
- Utility Room
- Driveway For Two Cars
- Immaculately Presented
- Versatile Living Accommodation

## Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band C -

£1,926.95pa

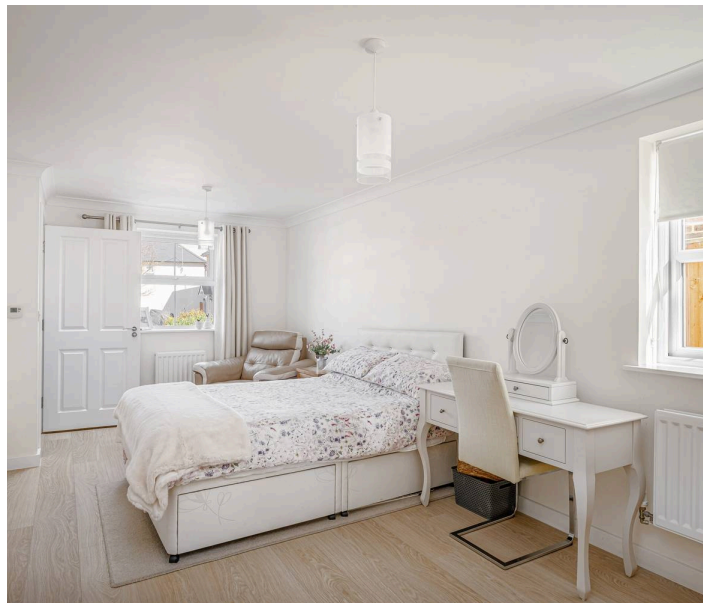
All Main Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

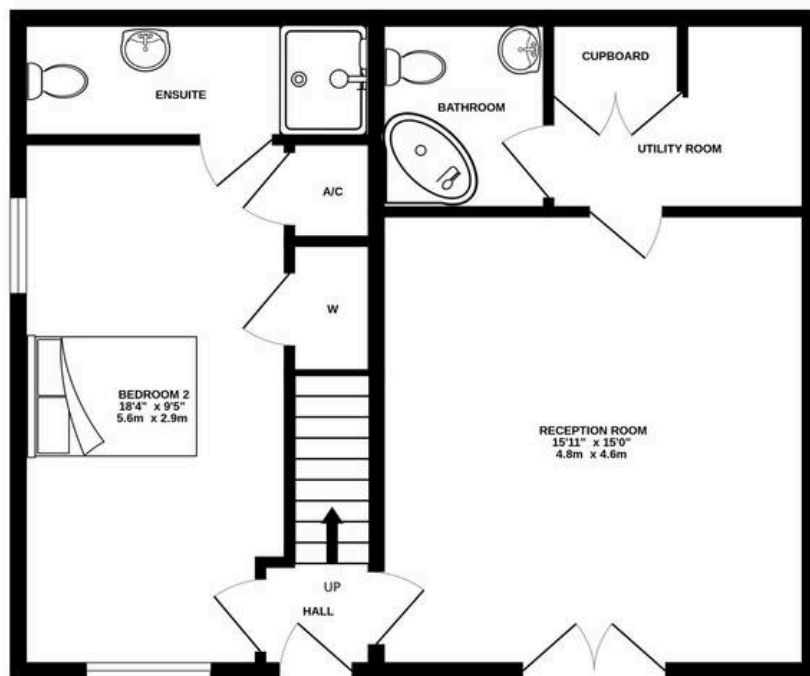
## Location:

Stansted Mountfitchet is an Essex village 3 miles north of Bishop's Stortford and 35 miles north of London. In the 2021 Census, the village population was 6,011. It has three primary schools, one secondary school and its own railway station with connections to Stansted Airport, London Liverpool Street and Cambridge.

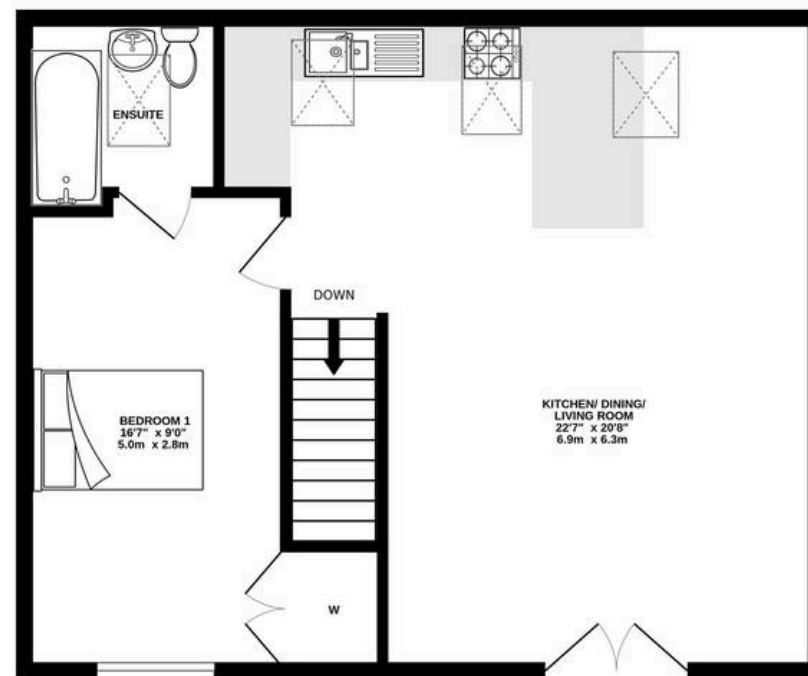




GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.