

PESTELL & Co

ESTABLISHED 1991



BREWERS END, TAKELEY OFFERS IN EXCESS OF: £600,000

- 4 DOUBLE BEDROOM DETACHED HOUSE
- BEDROOM 1 & 2 WITH EN-SUITE
- OPEN PLAN KITCHEN DINING FAMILY ROOM
- CLOAKROOM
- VILLAGE LOCATION
- AMPLE OFF STREET PARKING
- SINGLE DETACHED GARAGE
- 125FT REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLING AND BUS STOPS

An immaculately presented 4 double bedroom extended detached family home. The property offers ample accommodation over three floors with a large open plan kitchen diner opening into the conservatory, whilst a separate living room offers a space to retreat to. Upstairs the four double bedrooms are split over two floors with two bedrooms enjoying en-suites and a family bathroom serving the remaining two. Externally, the front boasts ample off street parking for the whole family along with a single garage. The rear garden stretches 125ft with a variety of well stocked flower beds, seating areas and detached arctic cabin.





With composite panel and obscure glazed front door and sidelights, opening into:

Entrance Hall - With stairs rising to first floor landing and understairs storage cupboard, further cloak cupboard with fuse board, water softener and lighting, tiled flooring, wall mounted radiator, ceiling lighting and smoke alarm, power points and doors to rooms:

Cloakroom - Comprising of close couple W.C., wall mounted wash hand basin with twin taps and tiled splashback, wall mounted radiator, ceiling lighting, obscure window to side and tiled flooring.

Living room – 17'4" into bay x 11'7"

With large bay window to front that is glazed on three aspects, further window to side, feature contemporary fireplace, inset ceiling downlighting, wall mounted TV point, power points, tiled flooring with underfloor heating, sliding pocket doors into:

Family room - With inset ceiling downlighting, wall mounted radiator, tiled flooring with underfloor heating, TV and telephone power points, large openings to rooms:

Kitchen - Recently installed and comprising an array of eye and base level cupboards and draws with complementary wood effect work surface and tiled splashback, single bowl, single drainer porcelain sink unit with mixer tap, four ring electric induction hob, double oven with plate warmer, integrated full height fridge, integrated full height freezer, integrated dishwasher, integrated bin store, inset ceiling down lighting, counter display lighting, tv and power points, boiler cupboard with plumbing for washing machine, door to side pathway, tiled flooring with underfloor heating, door to entrance hall.

Dining Room – 17'0" x 11'5"

Glazed on three aspects with French doors leading out to rear decking and garden beyond, inset ceiling downlighting, low level radiator, tiled flooring with underfloor heating, an array of power points.

First floor landing - With stairs rising to second floor, ceiling lighting, smoke alarm, cupboard housing hot water cylinder, fitted carpet, doors to rooms:

Bedroom 1 – 12'4" x 11'8"

With window to front, built in sliding wardrobes with hanging rails and shelving, TV and power points, wall mounted radiator, fitted carpet, door to:

En-suite - Comprising an oversized fully tiled and glazed shower cubicle with integrated twin head shower, low level W.C. with integrated flush, wall mounted wash hand basin with mixer tap and storage beneath, inset ceiling downlighting, chromium heated towel rail, obscure window to front, extractor fan, luxury vinyl flooring.

Bedroom 3 – 10'11" x 7'11"

With large window to rear, ceiling lighting, smoke alarm, understairs storage cupboard, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 4 – 10'3" x 8'3"

With large window to rear, ceiling lighting, smoke alarm, wall mounted radiator, TV and power points, fitted wardrobe, fitted carpet.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and twin head shower attachment over, tiled surround, glazed shower screen, closed couple W.C., vanity mounted wash hand basin with mixer tap above and storage beneath, half tiled surround, inset ceiling downlighting, extractor fan, obscure window to side, electric shaving point, chromium heated towel rail and luxury vinyl flooring.

Second floor landing - With Velux window to rear, ceiling lighting, smoke alarm, fitted carpet, door to:

Bedroom 2 – 12'0" x 11'11"

With two Velux windows to rear, further Velux window to front, built in storage cupboard, wall mounted radiator, further eves storage, TV and power point, fitted carpet, inset ceiling downlighting, door to:

En-suite - Comprising of fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, close coupled W.C., inset ceiling downlighting, further wall mounted lighting, extractor fan, wall mounted radiator, Palladium flooring, Velux window to front.

OUTSIDE

The Front

The front of the property is approached via a private shingle driveway supplying off street parking for at least 4 vehicles. Further parking in the oversized single garage with up and over door, window to side, power and lighting. Pathway to entrance porch, water point, side shed and personnel gate to:

125 ft Rear Garden

A pathway leads through the garden that is split into various areas with artificial low maintenance grass, well stocked borders and beds. To the rear of the garden there is an entertaining decking with a detached timber arctic cabin with indoor BBQ, seating, windows, power and lighting. All retained by close boarded fencing with potting



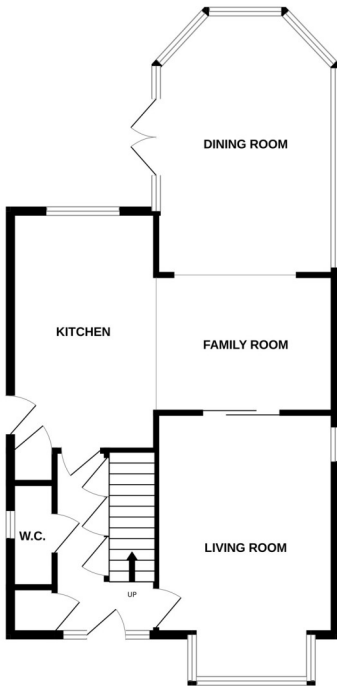
DETAILS

EPC

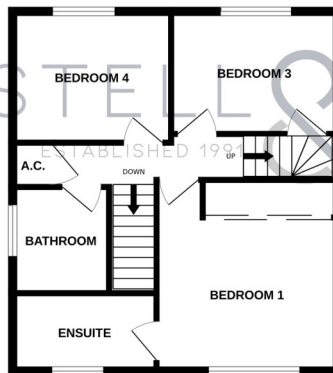
TO FOLLOW

FLOOR PLAN

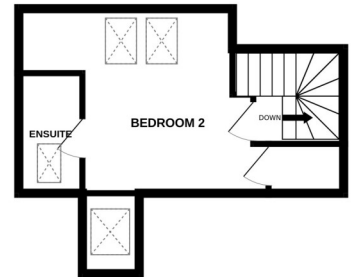
GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



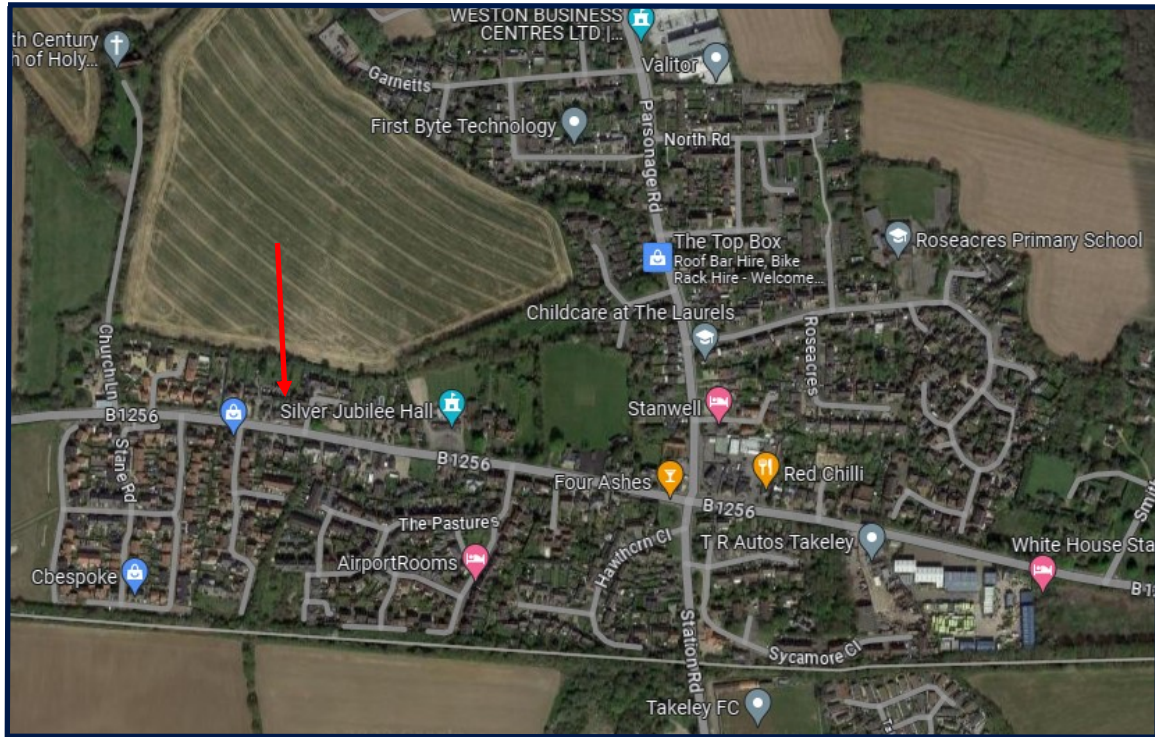
TOTAL FLOOR AREA : 1470 sq.ft. (136.5 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

Franklins is located in the village of Takeley with neighbouring towns of Bishops Stortford and Great Dunmow both offering shops, schooling, eateries and recreational facilities. The A120 close by giving quick and easy access to M11 and Bishop's Stortford beyond which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

Franklin's, Brewers End, Takeley, Herts CM22 6QJ

COUNCIL TAX BAND

Band E

SERVICES

Mains electric, gas fired central heating, mains water and drainage

LOCAL AUTHORITY

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

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.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 YEARS!



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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?