



COPTHALL CLOSE, GREAT HALLINGBURY GUIDE PRICE: £325,000

- 3 BEDROOM MID TERRACE
- LARGE LIVING ROOM
- KITCHEN DINER
- CONSERVATORY
- 4-PIECE FAMILY BATHROOM
- FRONT AND REAR GARDEN
- OFF STREET PARKING
- RURAL LOCATION WITH FIELD VIEWS TO REAR

Set within the countryside of Great Hallingbury with farmland views to the rear, this 3 bedroom mid-terraced property offers a large living room, kitchen diner and conservatory on the ground floor and a 4-piece family bathroom with the 3, previously mentioned, bedrooms on the first floor. Externally, the property enjoys an off road parking space and garden to rear, along with a garden and green to the front.





With a glazed Georgian bar timber front door with twin sidelights leading into:

Entrance Hall

With ceiling lighting, stairs rising to first floor landing, wall mounted boiler, power points, tiled effect linoleum flooring and doors to rooms.

Living Room 21'1" x 11'2"

With windows to both front and rear aspects, ceiling lighting, exposed timbers, wall mounted radiators, TV telephone and power points, fitted carpet, feature brick fireplace.

Kitchen Dining Room 17'6" x 9'6" max

Comprising an array of eye and base level cupboards and drawers with complimentary oak effect rolled work surface and tiled splashback, single bowl and single drainer ceramic sink unit with mixer tap, array of power points, recess and power for washing machine, recess and power for both tall fridge-freezer and low level freezer, freestanding electric double oven with four electric rings above, exposed timbers to ceiling, ceiling lighting, tiled effect linoleum flooring, obscure French doors to front, further window and door leading out to;

Conservatory 20'4" x 7'4"

Of timber and uPVC construction with a timber and polycarbonate roof, brick plinth, French doors leading out to rear garden.

First floor landing

With ceiling lighting, power point, fitted carpets, access to loft that is partially boarded and has a ladder and lighting. Doors to rooms

Bedroom 1 - 11'2" x 10'9"

With window to front, ceiling lighting, large built-in storage cupboard, wall mounted radiator, power points and fitted carpet.

Bedroom 2 - 10'9" x 9'11"

With window overlooking rear garden and farmland views beyond, ceiling lighting, wall mounted radiator, built-in storage cupboard, power and TV points and exposed timber flooring.

Bedroom 3 - 11'7" x 6'6"

With window to front, ceiling lighting, wall mounted radiator, power points, exposed timber flooring, airing cupboard housing hot water cylinder and slated shelves.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with twin tap and tiled surround, close coupled WC, vanity mounted wash hand basin with twin tap and storage beneath, separate fully tiled and glazed shower cubicle with wall mounted electric shower, ceiling lighting, wall mounted radiator, windows to rear and tiled effect linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a picket fence and gate, laid primarily to lawn with a pathway leading to front door with mature shrub and hedged borders, overlooking small communal green.

Rear Garden

With a variety of mature shrubs, trees and flowerbeds, retained by closed boarded fencing with personnel gates leading out to a rear off-street parking space, complete with Calor Gas tank for your central heating.



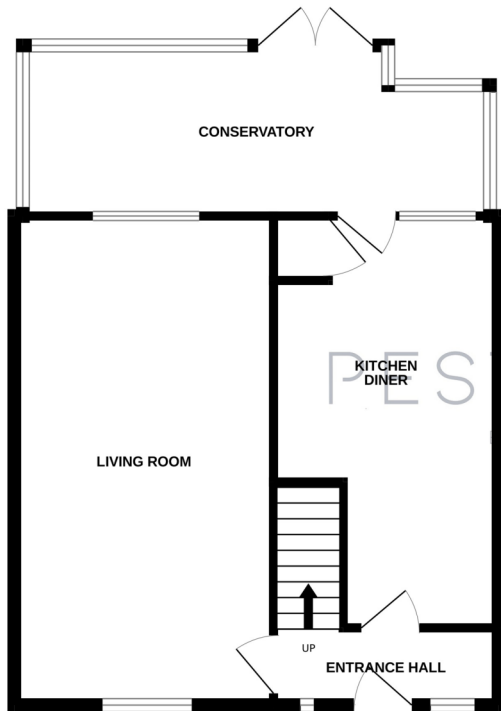
DETAILS

EPC

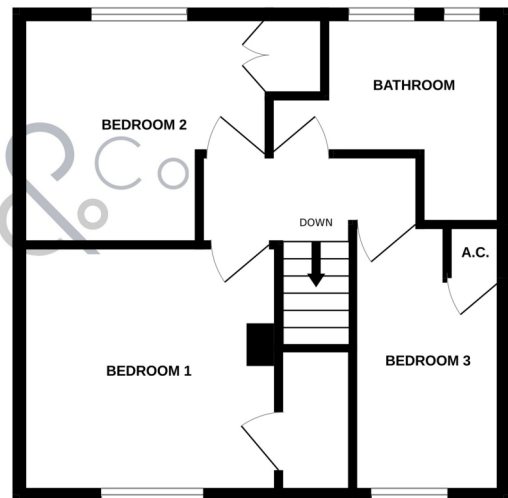
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



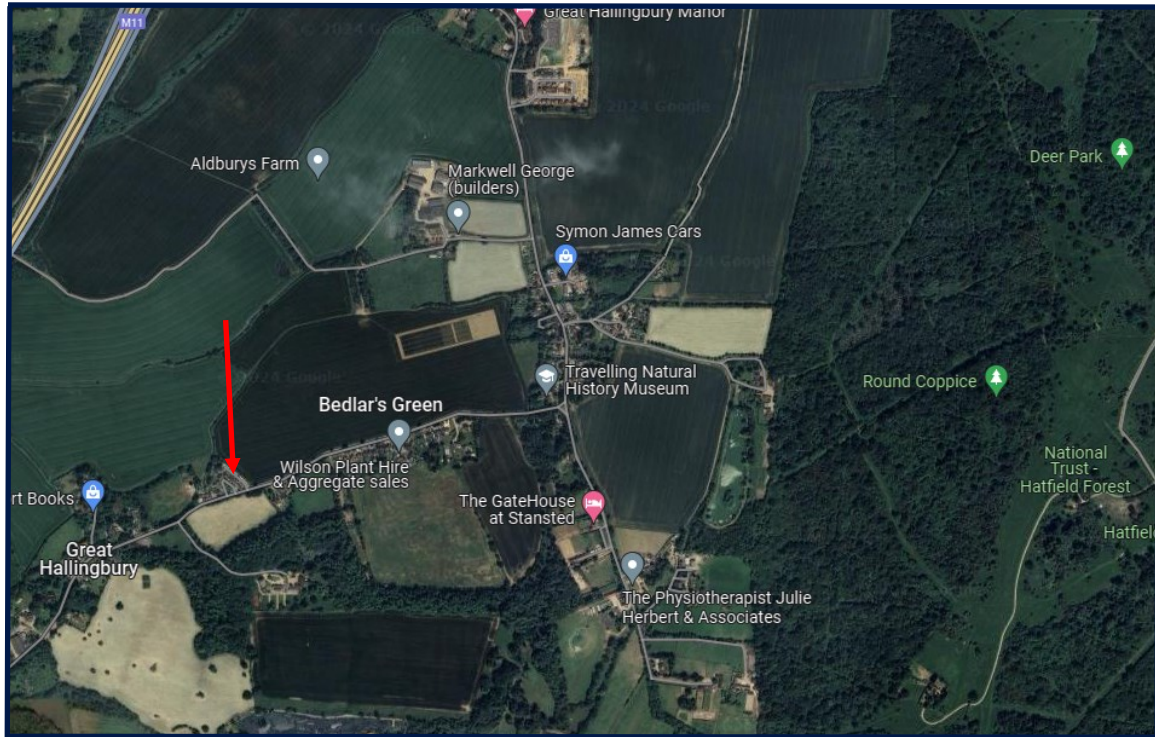
TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.

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

GENERAL REMARKS & STIPULATIONS

Copthall Close is located in the village of Great Hallingbury with neighbouring town of Bishop's Stortford offering shops, schooling, eateries and recreational facilities. Junction 8 of the M11 is nearby that offers ease of journey both to Cambridge and London. Bishop's Stortford, of course, benefits from London Stansted International Airport as well as a mainline railway station to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

11 Copthall Close, Great Hallingbury, Essex
CM22 7TX

COUNCIL TAX BAND

Band C

SERVICES

Mains electric, Calor 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

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