

NO
ONWARD
CHAIN



BARDFIELD ROAD, THAXTED

GUIDE PRICE – £650,000

- 5 BEDROOM EXECUTIVE FAMILY HOME
- REQUIRING A COMPLETE RENOVATION
- CASH BUYERS ONLY
- 3 RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM & UTILITY ROOM
- CONSERVATORY
- EN-SUITES TO BEDROOM 1
- FAMILY BATHROOM
- LARGE SOUTH FACING GARDEN
- DRIVEWAY WITH AMPLE PARKING
- COUNTRYSIDE VIEWS TO REAR
- WALKING DISTANCE TO PRIMARY SCHOOL, SHOPS & LOCAL AMENITIES

An opportunity to make your mark and create an executive family home. A sizeable 2092 sq ft property requiring a complete renovation boasting 3 reception rooms, kitchen breakfast room with separate utility, a conservatory that leads to a large south facing rear garden and far reaching farmland views, whilst upstairs enjoys 5 double bedrooms, a family bathroom and en-suite to bedroom 1.









DETAILS

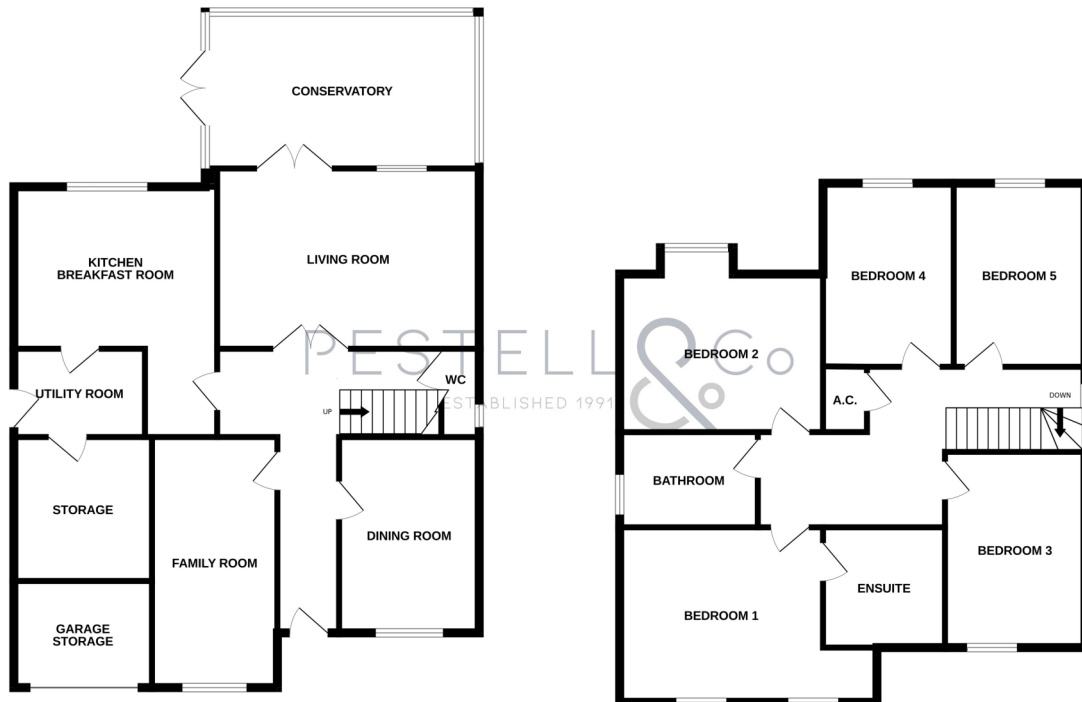
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.

1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.

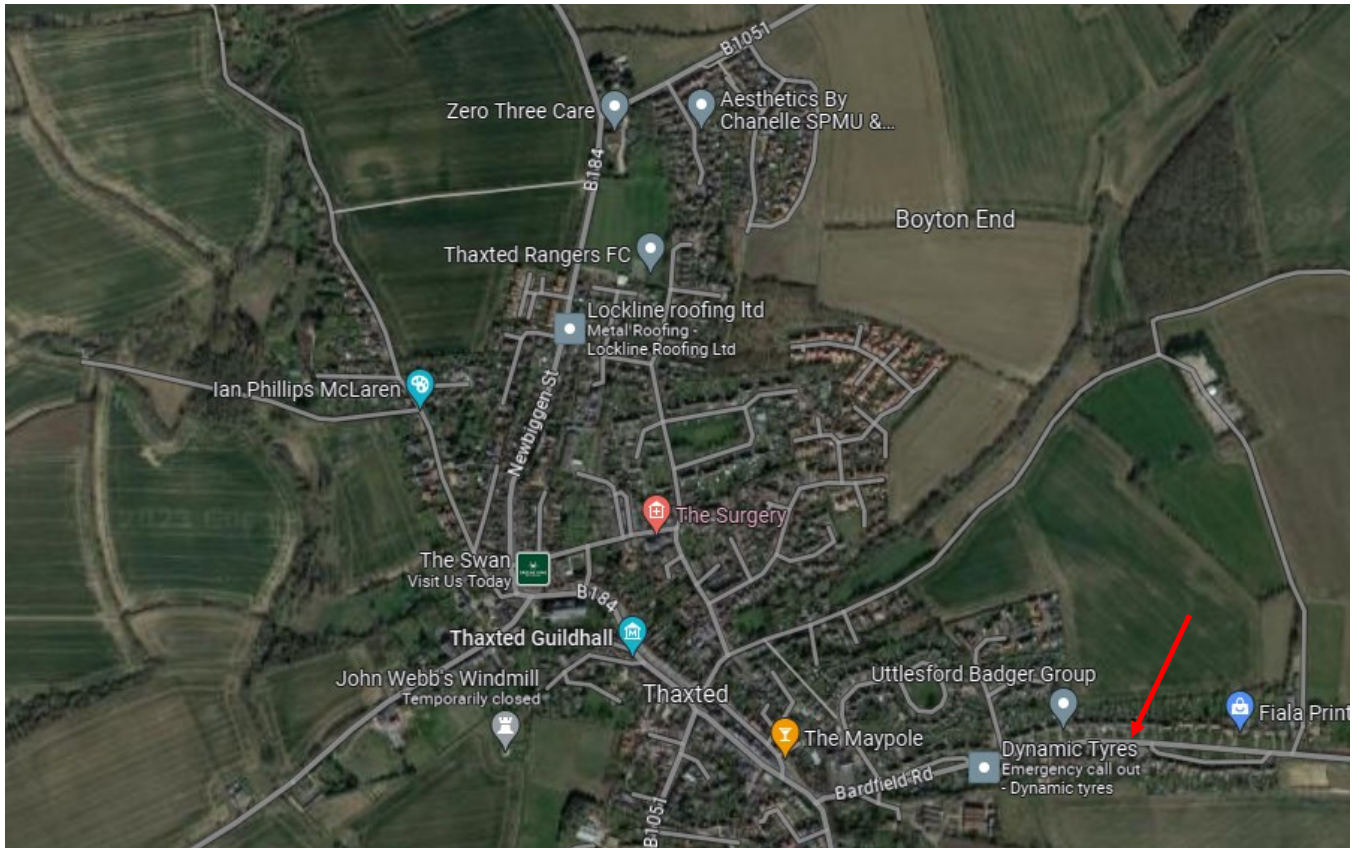


TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

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

Excellent location with countryside views yet within walking distance to the high street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

6 Townfield, Bardfield Road, Thaxted, Essex
CM6 2JU

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and
water

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!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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?