



## ELM CLOSE, TAKELEY

### GUIDE PRICE - £435,000

- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM WITH FEATURE BAY WINDOW
- SEPARATE DINING ROOM WITH FRENCH DOORS TO REAR
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- OFF-STREET PARKING FOR 2-3 VEHICLES
- REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS OF ENTERTAINING PATIO, LAWN AND SUN TERRACE
- GARDEN APPROXIMATELY 40FT IN LENGTH

We are pleased to offer this three bedroom semi-detached home with NO ONWARD CHAIN. Comprising of a large living room with feature bay window to front, separate dining room with French doors to rear garden, kitchen with glazed door to rear garden, three double bedrooms and a shower room. Externally, the property is approached via a block-effect driveway supplying off-street parking for 2-3 vehicles with a personnel gate leading to the rear garden. The rear garden, approximately 40ft in length, splits into a variety of sections of entertaining patio, lawn and sun terrace, all retained by close boarded fencing. There is also mature hedging to the rear and side aspects of the garden.





With composite panelled front door and obscure glazed side light opening into;

### **Entrance Hall**

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, wood effect laminate flooring, door to:

### **Living Room 19'2" x 14'11" (5.84m x 4.55m)**

With feature bay window to front, further window to rear garden, wall mounted radiator, ceiling lighting, under stairs storage cupboard, wood effect laminate flooring, TV and power points, large opening through to:

### **Dining Room 10'0" x 8'2" (3.05m x 2.49m)**

With French doors out to entertaining patio and rear garden beyond, further window to rear, ceiling and wall mounted lighting, wall mounted radiator, wood effect laminate flooring, power points.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary square edged wood effect worksurface and tiled splashback, 1 1/2 bowl single drainer porcelain sink unit with mixer tap, recess power and plumbing for washing machine, 4-ring hob with glazed splashback and stainless steel extractor fan above, integrated oven, integrated combination oven, integrated fridge-freezer, inset ceiling downlighting, wall mounted radiator, tiled flooring, panel and glazed door to rear entertaining patio and garden beyond, further window to rear.

### **First Floor Landing**

With fitted carpet, ceiling lighting, smoke alarm, access to loft that is partially boarded and has lighting, doors to rooms.

### **Bedroom 1 - 14'11" x 9'6" (4.55m x 2.9m)**

With two windows to front, fitted carpet, TV and power points, over stairs storage cupboard.

### **Bedroom 2 - 9'5" x 9'1" (2.87m x 2.77m)**

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

### **Bedroom 3 – 19'2" x 8'3" max (5.84m x 2.51m)**

With windows to both front and rear aspects, wood effect laminate flooring, wall mounted radiator, ceiling lighting, access to loft that is partially boarded and has lighting.

### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple WC, wash hand basin, wall mounted towel rail, obscure window to rear, ceiling lighting.

# OUTSIDE

## **The Front**

The front of the property is approached via a block-effect driveway supplying off-street parking for 2-3 vehicles, personnel gate to side leading through to:

## **Rear Garden**

The garden, approximately 40ft in length, splits into a variety of sections of entertaining patio, lawn and sun terrace, all retained by close boarded fencing, mature hedging to side and rear, outside lighting and water point can also be found.



# DETAILS

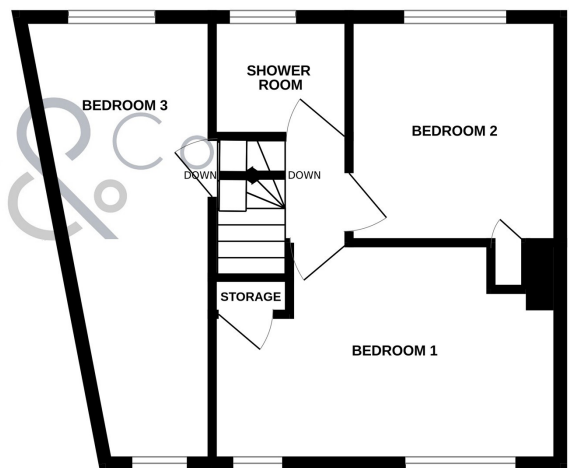
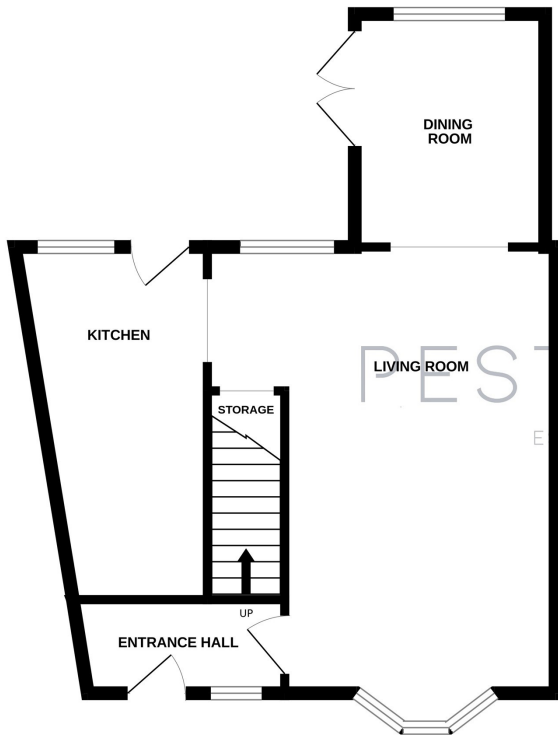
## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

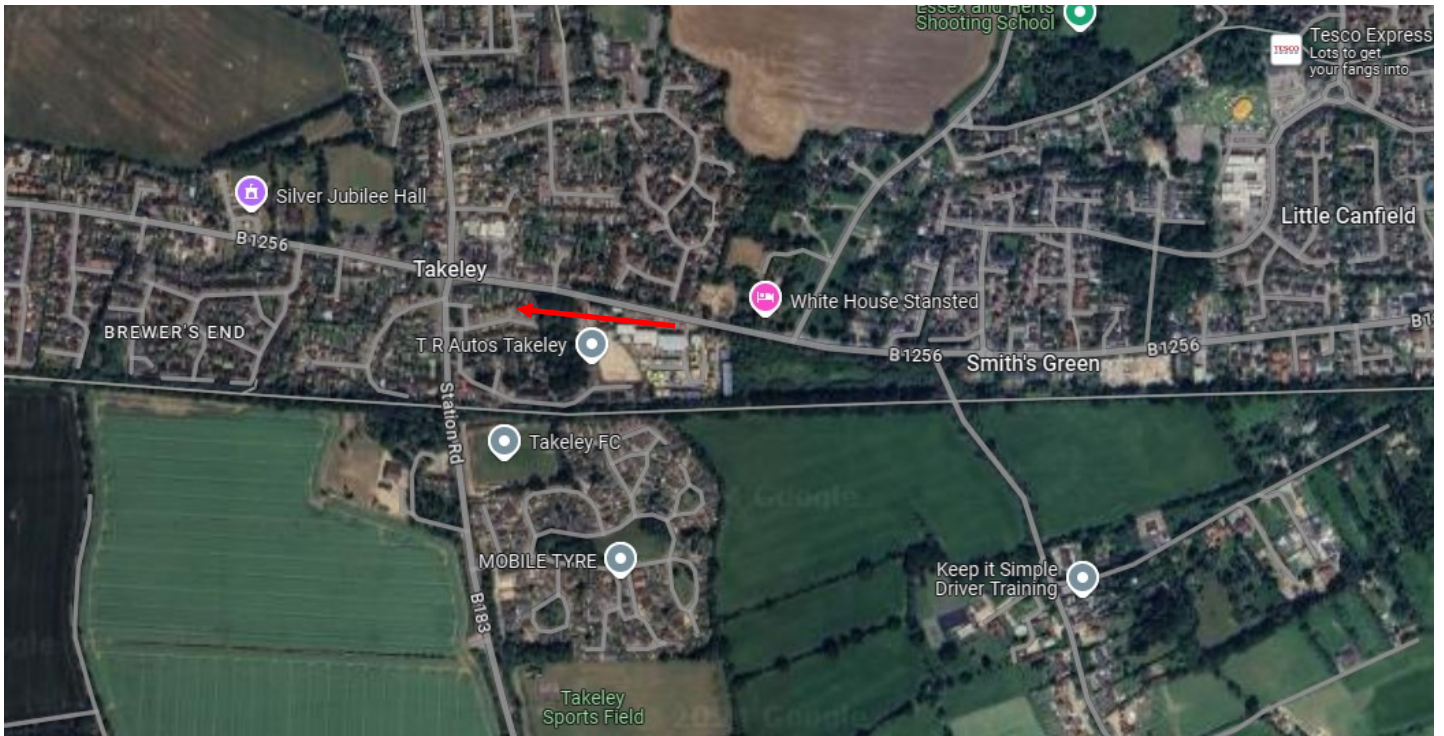
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**Elm Close** is located within Takeley, benefitting from its village community shops and newsagents. Takeley has bus stops with frequent buses to Bishop's Stortford, Great Dunmow, Chelmsford and Stansted International Airport. Bishop's Stortford town centre being just 10 minutes by car benefits from excellent shopping and recreational facilities also giving access to Bishop's Stortford train station that supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

15 Elm Close, Takeley, Bishops Stortford,  
Hertfordshire, CM22 6SF

## SERVICES

Gas fired central heating, mains drainage and  
water

## COUNCIL TAX BAND

Band D

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 23/10/2024. 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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