



BURTON END, STANSTED

GUIDE PRICE – £725,000

- 3 DOUBLE BEDROOM BARN CONVERSION
- OPEN PLAN VAULTED LIVING, KITCHEN AND DINING ROOM
- UTILITY ROOM
- CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FOUR PIECE FAMILY BATHROOM
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- OFF-STREET PARKING FOR 3 VEHICLES, FURTHER VISITORS PARKING SPOT
- FRONT GARDEN
- WRAP AROUND LAWN TO REAR

We are pleased to offer this immaculately presented 3 double bedroom barn conversion which comprises of a large open plan kitchen, living room and dining room with vaulted ceiling and underfloor heating, downstairs cloakroom, separate utility room and mezzanine with access to the principal bedroom that enjoys an en-suite, with a 4 piece family bathroom supporting the remaining bedrooms. Externally, the property is approached via a shingle driveway, supplying off-street parking for 3 vehicles, and a further visitors parking spot. There is an entertaining garden with a wrap around lawn and a shingle terrace ideal for a morning coffee, all retained by close boarded fencing.





With glazed front door and double height glazed surround opening into;

Entrance Hall

With wood effect luxury vinyl flooring with underfloor heating, wall mounted lighting, exposed timbers, vaulted ceiling, sliding barn-style solid oak doors leading into;

Open Plan Living Area

A large, vaulted room with a wealth of character and exposed timbers, wood effect luxury vinyl flooring with underfloor heating, array of TV and power points, wall mounted and pendant lighting with display beam lighting also, door to rear terrace area, ideal for a morning coffee, solid oak staircase leading to mezzanine and bedroom 1.

Kitchen Area

Comprising an array of eye and base level cupboards and drawers with solid oak block worksurface, under sunk butler sink with mixer tap and worksurface integrated drainer, integrated Neff double oven, integrated fridge and freezer, integrated dishwasher, surface mounted hob with stainless steel extractor fan above, inset ceiling downlighting, smoke alarms, breakfast bar, window to rear, wood effect luxury vinyl flooring with underfloor heating, doors to rooms.

Utility Room

With matching work units and wood effect laminate worksurface, ceramic sink with mixer tap, recess and power for both washing machine and tumble dryer, inset ceiling downlighting, stable door to rear entertaining garden, feature panelled wall, array of power points, wood effect luxury vinyl flooring with underfloor heating, inset ceiling downlighting, extractor fan, door to;

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring with underfloor heating, feature wall panelling.

Inner Hallway

With airing cupboard housing pressurised hot water cylinder and heating controls, inset ceiling downlighting, wall mounted radiator, power points, underfloor heating, doors to rooms.

Bedroom 2 – 14'11" x 9'1"

A vaulted room with windows to side and rear, further stable panel and glazed door to rear, pendant ceiling lighting, wall mounted air conditioning unit, fitted carpet with underfloor heating, array of power points.

Bedroom 3 – 11'8" x 8'9"

With window to rear, pendant lighting, wall mounted air conditioning unit, TV and power points, fitted carpet with underfloor heating, window to rear, access to loft (which is a large storage solution, with a potential subject to planning permission conversion into additional useful habitable space).

Family Bathroom

Comprising a four piece suite of fully tiled and glazed shower cubicle with twin head, low level WC with integrated flush, wall mounted wash hand basin, panel enclosed bath with mixer tap, vanity mirror, electric shaving point, obscure window to rear, inset ceiling downlighting, extractor fan, tiled surround, wall mounted chromium heated towel rail, further wall mounted radiator, wood effect luxury vinyl flooring with underfloor heating.

Mezzanine

With oak balustrade views over the open plan living area, wall mounted lighting, door into;

Bedroom 1 – 12'6" x 11'4"

With window to side, ceiling lighting, wall mounted radiator, exposed timbers, wall mounted air conditioning unit, power points, fitted carpet, door into;

En-suite

Comprising a fully tiled and glazed shower cubicle with twin head, vanity mounted wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, two obscure windows to rear, vanity mirror, wall mounted radiator, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via a shingle driveway supplying off-street parking for 3 vehicles and further singular visitors parking spot, with block-paved pathway with hedged boards leading to the glazed front door and further personnel gate to;

Rear Entertaining Garden

Split into patio and lawn, with outside lighting and water point, wrap around lawn to rear, there is a shingle terrace ideal for a morning coffee, retained by close boarded fencing.

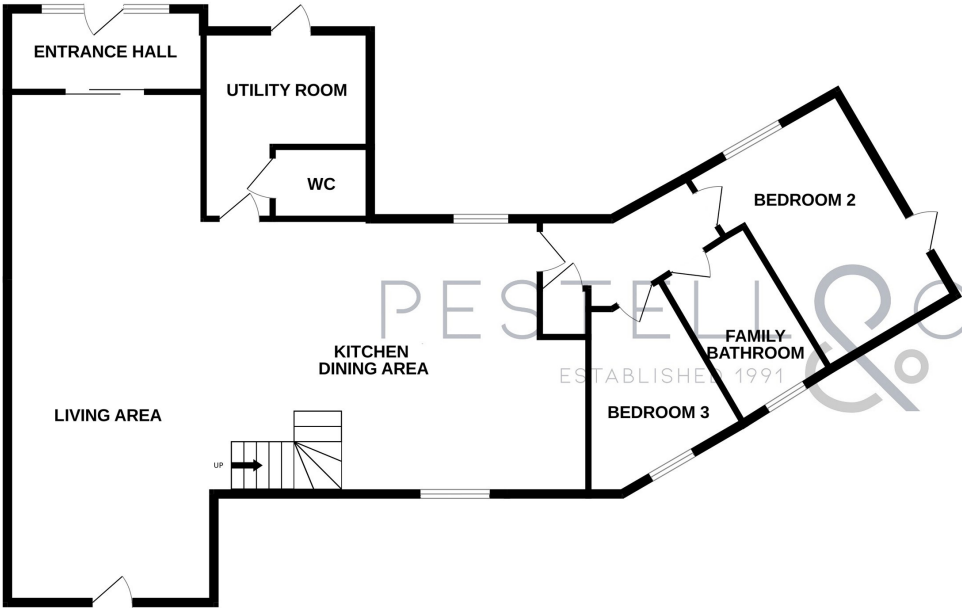


EPC

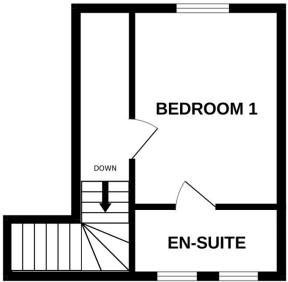
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



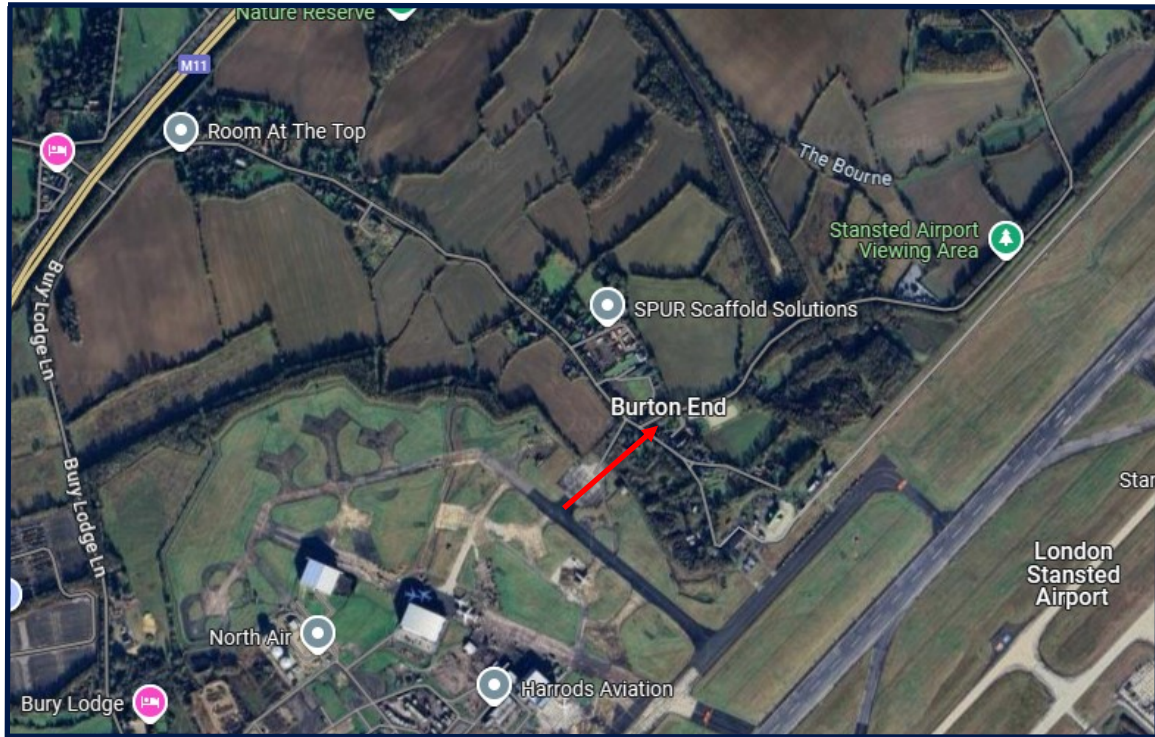
TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

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

Burton End is located within Stansted and is near the Hertfordshire border, approximately three miles from Bishops Stortford and a short drive from London Stansted International Airport. Burton End is a short drive from Stansted Mountfitchet, and this village itself has a number of public houses, shops as well as other local amenities, a primary school and college, a football club and a train station which offers direct access to London, Liverpool Street Station. Stansted also offers the A120 supplying further access to M11/M25.

DIRECTIONS



FULL PROPERTY ADDRESS

High Barn, Burton End, Stansted, Essex, CM24 8UJ

COUNCIL TAX BAND

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SERVICES

Air source central heating and underfloor heating, private drainage, and mains water

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 17/03/2025. 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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Do you have a commercial property to sell or let?

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