



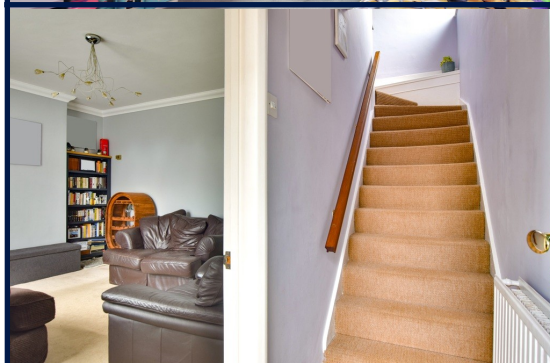
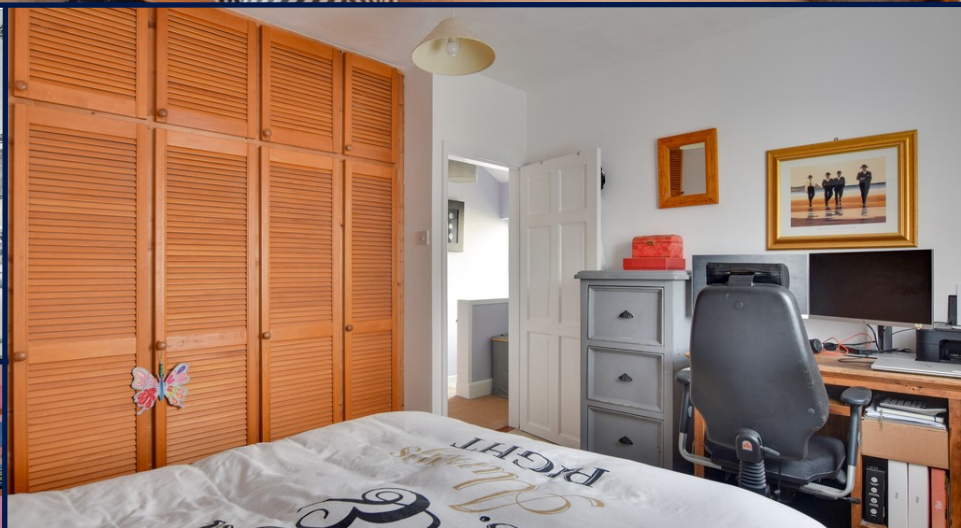
BREWERS END, TAKELEY

GUIDE PRICE £430,000

- 3 BEDROOM SEMI-DETACHED HOUSE
- KITCHEN DINER
- LIVING ROOM
- GROUND FLOOR CLOAKROOM
- PRINCIPLE BEDROOM WITH AN ARRAY OF BUILT-IN WARDROBES
- FOUR-PIECE FAMILY BATHROOM SUITE
- SOUTH FACING REAR GARDEN
- ENTERTAINING REAR PATIO WITH WELL STOCKED FLOWER BEDS
- OFF-STREET PARKING FOR AT LEAST 4 VEHICLES
- BRICK BUILT DETACHED SINGLE GARAGE

An Edwardian 3 bedroom semi-detached home with south facing rear garden. Comprising an entrance hall, large living room, kitchen dining room, downstairs rear lobby for extra utility storage and cloakroom, whilst upstairs offers a principle bedroom with built-in wardrobes, two further bedrooms and a four-piece family bathroom suite. Externally, the property offers a single detached garage, ample off-street parking for a minimum of 4 vehicles, and a south facing rear garden that enjoys an entertaining patio and well stocked shrub and herbaceous flower beds.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With stairs rising to first floor landing, wall mounted radiator, tiled flooring, cupboard housing fuseboard, door to;

Living Room 15'1" x 12'3"

With large window to front, ceiling lighting, TV and power points, wall mounted radiator, fitted carpet, door to;

Kitchen Diner 18'10" x 12'2"

With windows to both rear and side aspects, ceiling lighting, wall mounted radiator, carpet and tiled flooring, large storage airing cupboard housing hot water cylinder and shelving. Kitchen area comprising an array of eye and base level cupboards and drawers with complementary granite effect rolled work surface and tiled splashback, 1 and a half bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with extractor fan above, integrated double oven, integrated fridge-freezer, recess power and plumbing for washing machine, array of power points, door to;

Rear Lobby

A vaulted ceiling with ceiling lighting, wall mounted boiler, tiled flooring, power points, door to rear garden and door to;

Cloakroom

With a close coupled WC, ceiling lighting obscure glazed window, tiled flooring.

First Floor Landing

With obscure window to side, fitted carpet, access to loft that is boarded with lighting. Doors to rooms.

Bedroom 1 12'7" x 12'3"

With window to front, ceiling lighting, wall mounted radiator, an array of built-in wardrobes, fitted carpet and power points.

Bedroom 2 12'3" x 8'11"

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Bedroom 3 9'5" x 8'7"

With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a four-piece suite of panel enclosed bath with mixer tap and shower attachment over, fully tiled and glazed shower cubicle with integrated shower, closed couple WC, pedestal wash hand basin with twin taps, full tiled surround, wall mounted radiator, obscure window to side, inset ceiling lighting and tiled flooring.

OUTSIDE

The Front

The front is approached via a tarmacadam driveway, suppling off-street parking for at least 4 vehicles, with laurel hedging, feature tree and vehicular access to side supplying further smaller vehicle parking and access to ;

Garage

Brick built detached single garage with power and lighting within, personnel door and gate to;

Rear Garden

Laid primarily to lawn and entertaining patio with well stocked shrub and herbaceous flower beds, all retained by close boarded fencing.

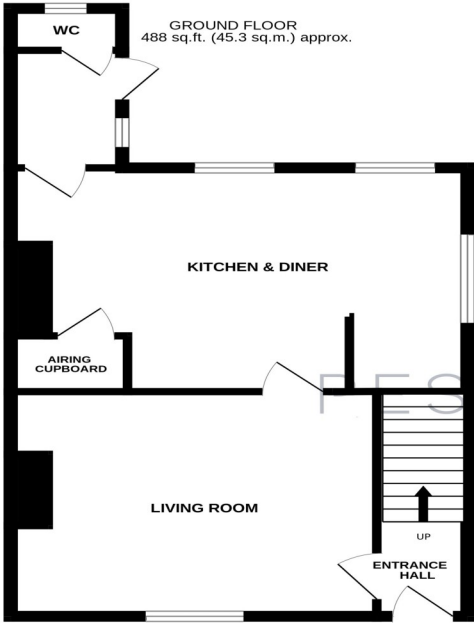


DETAILS

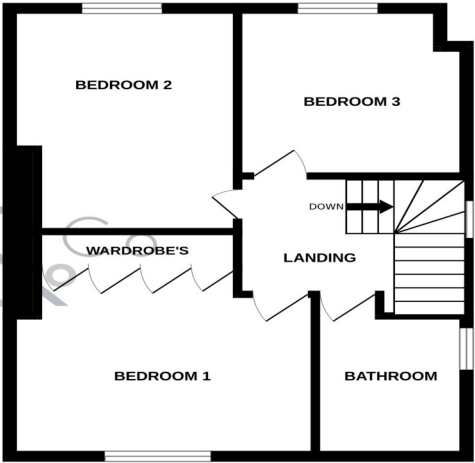
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



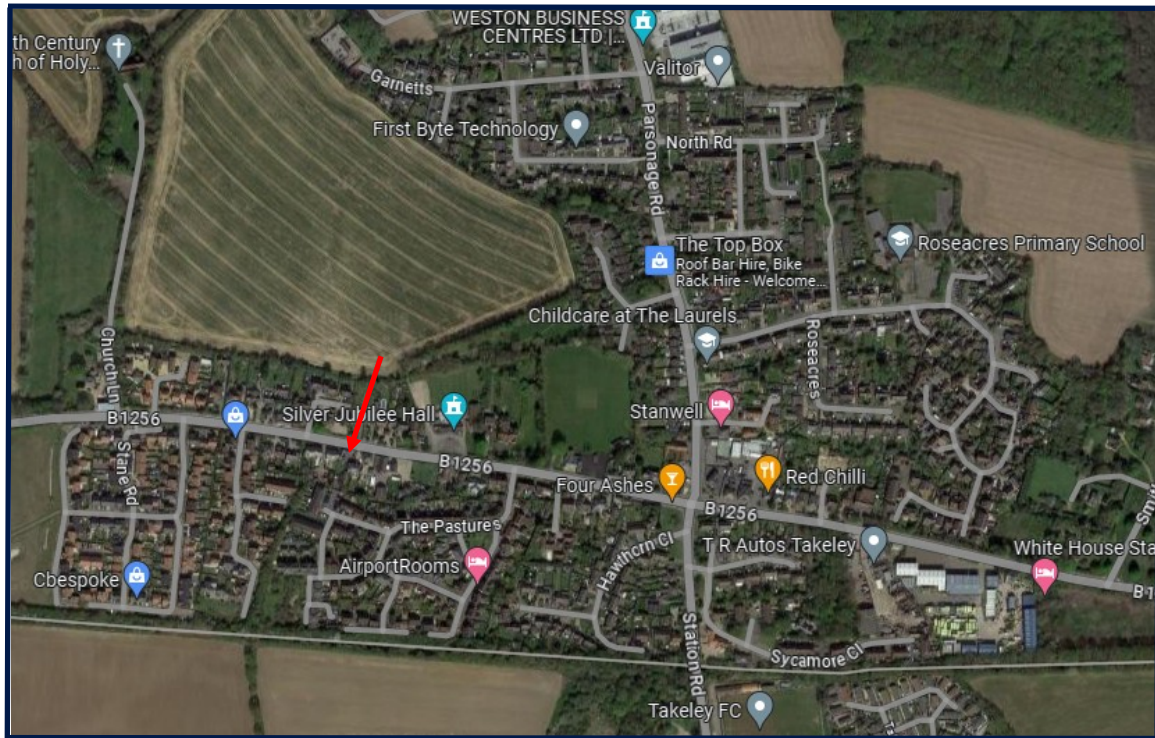
1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



GENERAL REMARKS & STIPULATIONS

Monsal Dale 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

Monsal Dale, Brewers End, Takeley, Essex,
CM22 6QH

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage, mains
water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information in this brochure is accurate as of the date 21/03/2025. 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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Would you like a free home valuation?

Want to change agent and get your property sold?

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

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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