



LEES CLOSE, THAXTED

GUIDE PRICE – £335,000

- 2 BEDROOM MAISONETTE
- LARGE OPEN PLAN LIVING, KITCHEN AND DINING
- FRENCH DOORS LEADING TO REAR GARDEN
- PRINCIPAL BEDROOM WITH BUILT-IN DOUBLE WARDROBE
- UNDERSTAIRS STORAGE CUPBOARD
- THREE PIECE FAMILY BATHROOM
- UTILITY CUPBOARD TO GROUND FLOOR
- OFF-STREET PARKING FOR 2 VEHICLES
- PERSONNEL GATE FROM DRIVEWAY TO REAR GARDEN
- WEST-FACING ENTERTAINING REAR GARDEN LAID TO PATIO, LAWN & DECKING

We are pleased to offer this beautifully presented 2 bedroom maisonette. The property comprises of an entrance hall with a utility cupboard and French doors to rear, a large open-plan living, kitchen and dining room, large principal bedroom with built-in double wardrobe, a second bedroom and a lovely family bathroom. The front of the property is approached via a block-paved tandem length driveway supplying off-street parking for 2 vehicles, with personnel gate leading into the rear garden. The west-facing entertaining rear garden is laid to patio, lawn and decking, and it enjoys raised well-stocked flower beds, all retained by close boarded fencing.





With composite panelled door opening into;

Entrance Hall

With sidelight, oak engineered flooring, wall mounted radiator, ceiling lighting, understairs storage cupboard, further radiator, additional utility cupboard housing plumbing and power for both washing machine and tumble dryer, wall mounted Vaillant boiler, oak block worksurface, French doors leading out to west-facing rear garden, stairs leading up to first floor.

First Floor Landing

With access to loft which is partially boarded, storage cupboard, wall mounted radiator, fitted carpet, power points, doors to rooms.

Open Plan Living, Kitchen & Dining 26'4" x 11'11"

With windows to front and side aspects, inset ceiling and pendant lighting, solid oak engineered wide-boarded flooring and tiled flooring in the Kitchen area, array of TV, telephone and power points, wall mounted radiators. The kitchen comprises an array of eye and base level cupboards and drawers with complimentary quartz worksurface and breakfast bar, 1 1/2 bowl under sunk stainless steel sink unit with worksurface integrated drainer and pot wash style tap, integrated fridge-freezer, integrated oven, 4-ring electric induction hob with extractor fan above, integrated dishwasher.

Bedroom 1 – 13'6" x 11'10"

With window to front, ceiling lighting, built-in double wardrobe with mirrored sliding doors, TV and power points, wall mounted radiator, fitted carpet.

Bedroom 2 – 10'2" x 8'0"

With window overlooking garden and views to Thaxted Church beyond, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with integrated mixer tap and twin head shower, tiled and glazed surround, low level WC with integrated flush, wall mounted wash hand basin with mixer tap and large feature vanity mirror above, inset ceiling downlighting, extractor fan, electric shaving point, half-tiled surround, tiled flooring, wall mounted chromium heated towel rail.

OUTSIDE

The Front

The front of the property enjoys a block-paved tandem length driveway supplying off-street parking for 2 vehicles, water point and with personnel gate leading into;

West-Facing Rear Garden

With patio, lawn and entertaining decking all retained by close boarded fencing, with raised well-stocked flower beds, and outside lighting can also be found.



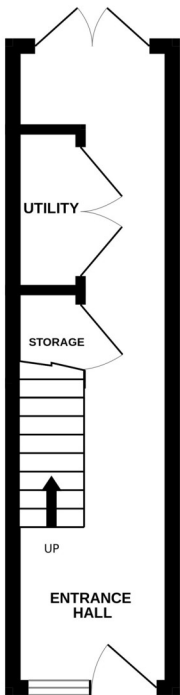
DETAILS

EPC

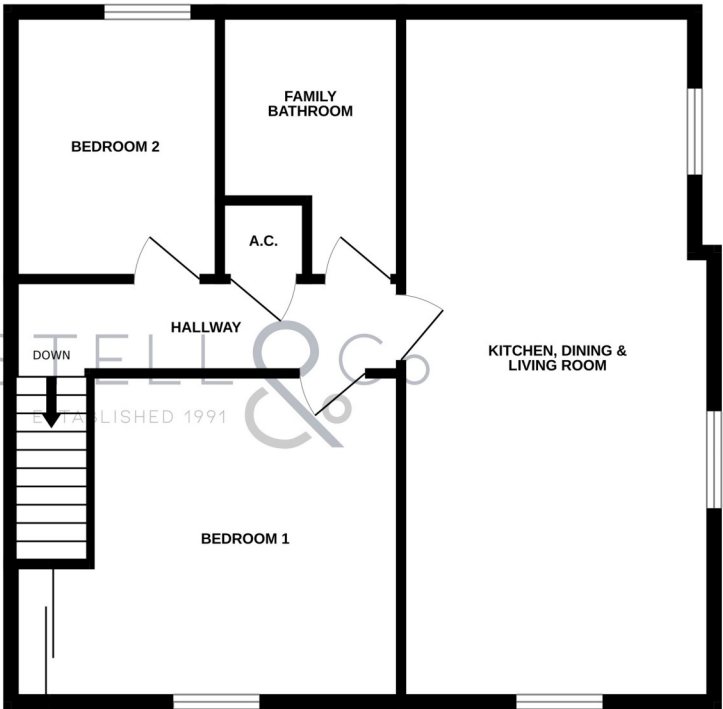
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
150 sq.ft. (13.9 sq.m.) approx.



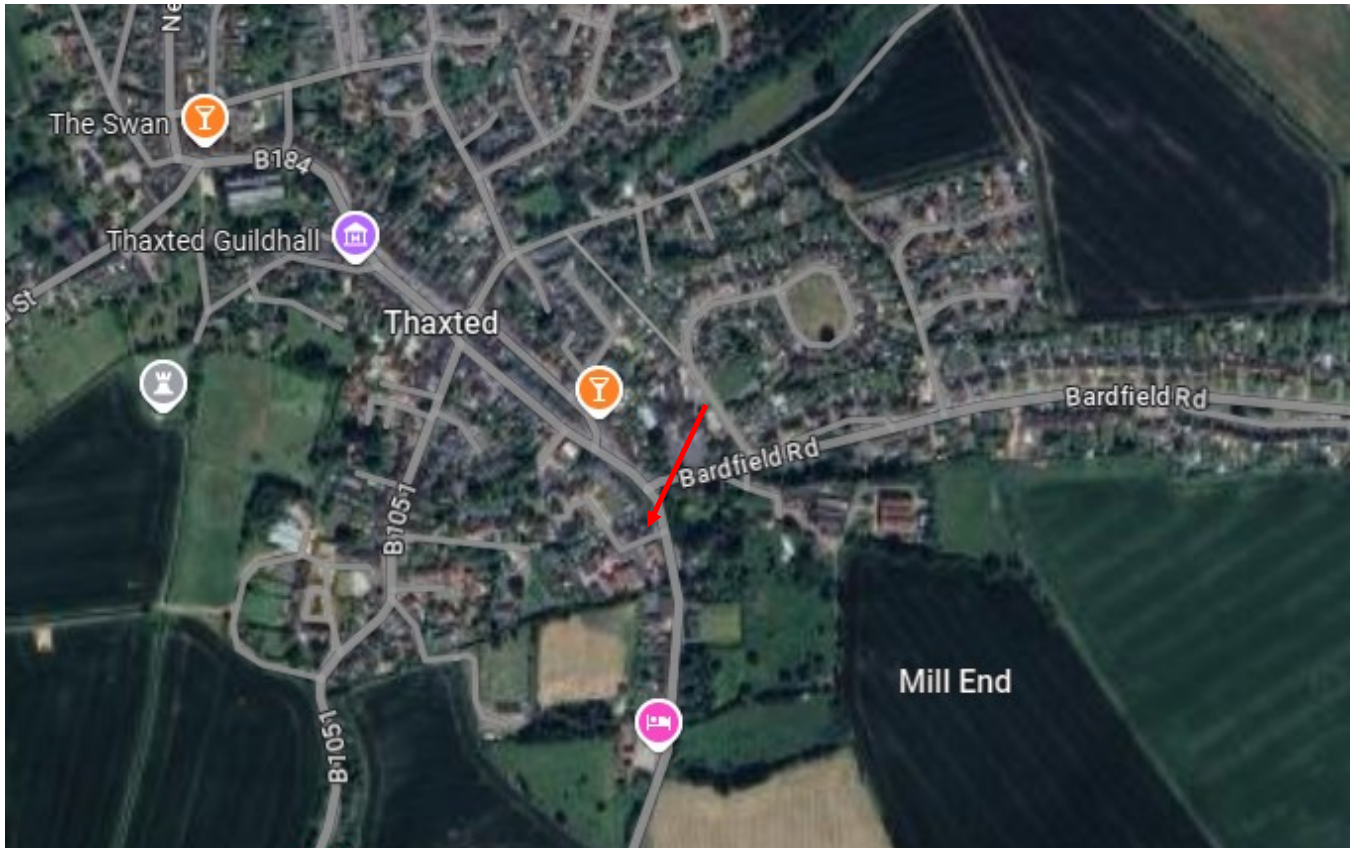
1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 850sq.ft. (79.0 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

Lees Close is excellently located within walking distance to the Thaxted 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

2 Lees Close, Thaxted, Great Dunmow, Essex,
CM6 2GJ

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and
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 07/05/2025. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 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?

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?