



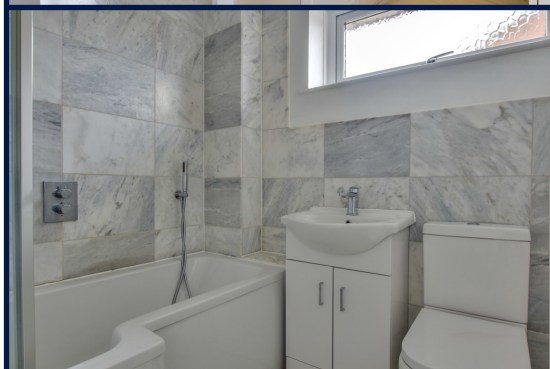
RAYFIELD CLOSE, BARNSTON

GUIDE PRICE – £424,950

- NO ONWARD CHAIN
- 3/4 BEDROOM DETACHED PROPERTY
- LARGE LIVING ROOM
- KITCHEN DINING ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM
- THREE DOUBLE BEDROOMS
- GOOD-SIZED WEST-FACING REAR GARDEN
- OFF-STREET PARKING FOR 3 VEHICLES
- GARAGE
- CUL-DE-SAC LOCATION

We are delighted to offer, with NO ONWARD CHAIN, this large 3 double bedroom detached (formally 4 bedroom) home boasting a large living room, kitchen, dining room and cloakroom on the ground floor, a master bedroom with a dressing room, two further double bedrooms and a family bathroom on the first floor. Externally there is a driveway supplying off-street parking, a garage, and a generous west-facing rear garden,





With composite panel and obscure glazed front door opening into:

Entrance Hall

With tiled flooring, under stairs storage cupboard, ceiling lighting, staircase turning to first floor landing, wall mounted fuse board, electric points, TV point and doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, obscure window to side, ceiling lighting, wall mounted radiator and tiled flooring.

Living Room 19'4" x 11'5"

With windows and sliding patio doors out to large patio and garden beyond, ceiling lighting, wall mounted radiator, TV, telephone and power points and tiled flooring.

Kitchen

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary white work surfaces with glazed splashback, countertop display lighting, 1 ½ bowl single drainer ceramic sink unit with mixer tap, four-ring induction Zanussi hob with contemporary extractor fan above, double Zanussi integrated oven, recess power and plumbing for fridge freezer, washing machine and dishwasher, cupboard housing boiler and window to front.

Dining Room 12'9" x 8'9"

With window to rear, wall mounted radiator, ceiling lighting, an array of power points and tiled flooring.

First Floor Landing

With airing cupboard housing hot water cylinder and slatted shelving, ceiling lighting, fitted carpet, window to side and doors to rooms.

Bedroom 1 - 12'5" x 12'1"

With windows to both front and rear aspects, wall mounted radiator, TV and power points, wood effect laminate flooring, large dressing area (formally bedroom 4) with 10 door wardrobes with hanging rails, shelving and storage within and ceiling lighting.

Bedroom 2 - 12'0" x 9'7"

With window to rear, ceiling lighting, built-in wardrobe, TV and power points, wall mounted radiator and fitted carpet.

Bedroom 3 - 12'0" x 9'6"

Window to rear, wall mounted radiator, ceiling lighting, built-in wardrobe, TV and power points and fitted carpet.

Family Bathroom

Comprising a 'P' shaped panel enclosed bath with a full tiled surround, glazed and integrated shower, secondary shower head, vanity mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, chromium heated towel rail, obscure window to front, inset ceiling downlighting, extractor fan and tiled flooring.

OUTSIDE

The Front

The property enjoys off street parking for three vehicles with access to garage but personnel gate leading out to:

Rear Garden

Split into two areas of a newly laid patio and lawn, all retained by close boarded fencing and brick walling. The garden is West facing which enjoys afternoon and evening sun and is ideal for Summer entertaining.



DETAILS

EPC

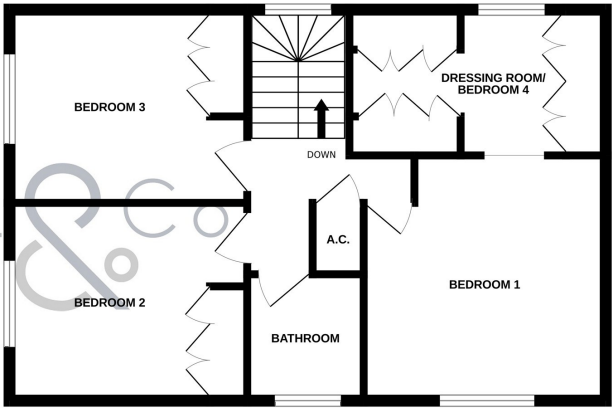
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

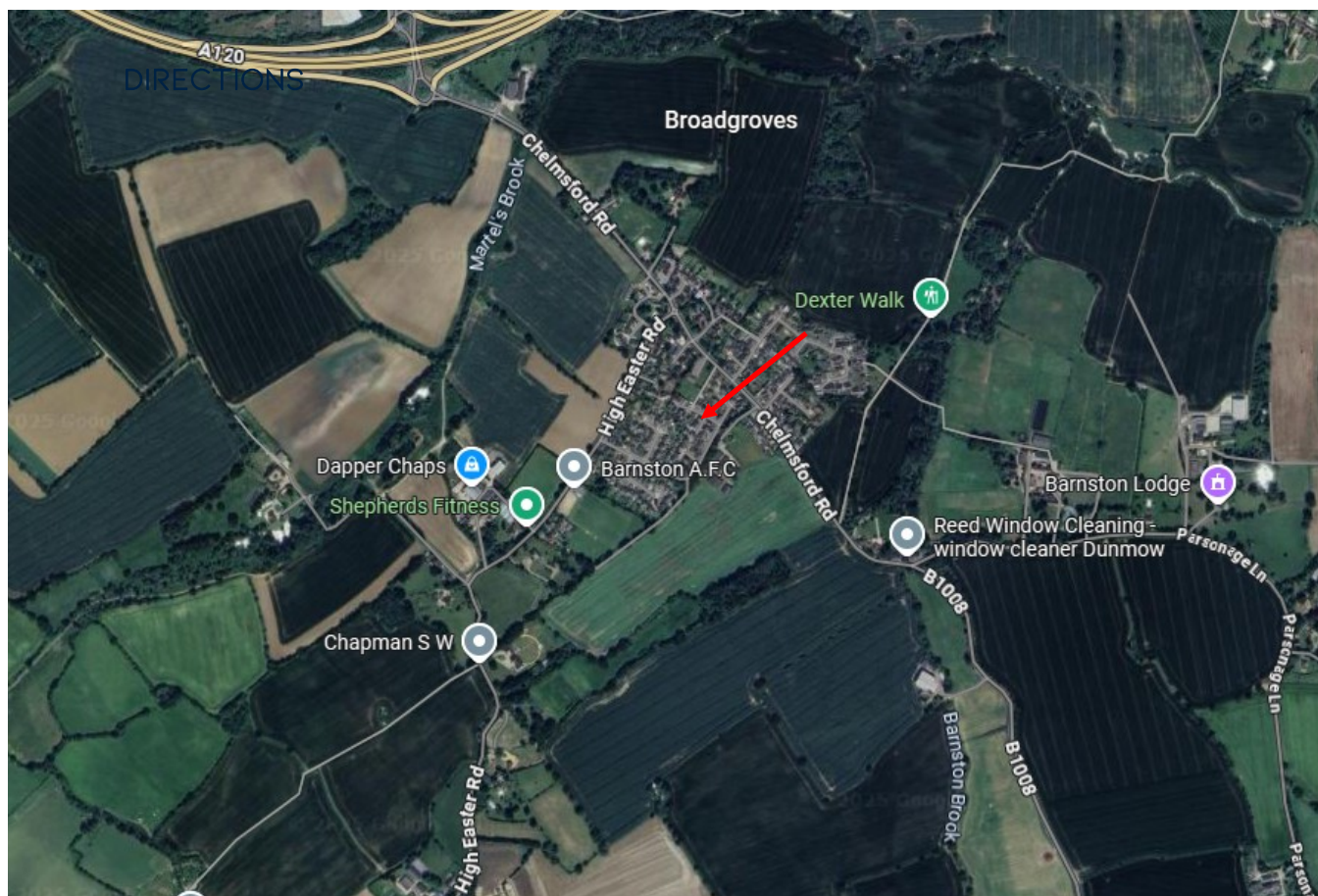


TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

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

Rayfield Close is situated in the popular village of **Barnston**, close by is the market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves 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

34 Rayfield Close, Barnston, Essex, CM6 1PL

COUNCIL TAX BAND

Band D

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 28/06/2025. 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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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?