



CHAPEL FIELDS, TAKELEY

GUIDE PRICE – £425,000

- 4 BEDROOM 3 STOREY SEMI-DETACHED HOUSE
- LIVING ROOM WITH JULIET BALCONY
- LARGE KITCHEN DINER
- FAMILY ROOM WITH FRENCH DOORS TO REAR
- UTILITY ROOM & STUDY
- EN-SUITES TO 2 BEDROOMS
- BUILT-IN WARDROBES TO 2 BEDROOMS
- TANDEM LENGTH OFF-STREET PARKING
- ACCESS TO GARAGE
- SOUTH-WEST FACING REAR GARDEN WITH LAWN AND PATIO

We are delighted to offer this 4 bedroom 3 storey semi-detached home located within Takeley. The ground floor comprises an entrance hall, bedroom enjoying a built-in wardrobe and Jack & Jill en-suite, family room with French doors to rear, and a utility room. There is a large living room with a Juliet balcony and a kitchen diner to the first floor. There are 3 bedrooms to the 2nd floor, with an en-suite and build-in wardrobes to the principal bedroom, as well as a family bathroom. The property is approached via a driveway supplying access to off-street parking and a garage. The rear garden is south-west facing, laid primarily to lawn and patio.





With panel and obscure glazed front door opening into:

Entrance Hall

With wood effect luxury vinyl flooring, stairs rising to first floor landing with understairs storage cupboard, further cloak cupboard with wall mounted fuseboard and lighting, inset ceiling lighting, wall mounted radiators, power points, doors to rooms.

Bedroom 2 – 11'11" x 9'5"

With window to front, ceiling lighting, wall mounted radiator, built-in double wardrobe, TV telephone and power points, fitted carpet, door into:

Jack & Jill En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin tap, half mosaic tiled surround, electric shaving point, inset ceiling lighting, extractor fan, wall mounted radiator, tile effect linoleum flooring.

Family Room 11'3" x 9'3"

With French doors leading out to south-facing rear garden, TV and power points, fitted carpet, wall mounted radiator.

Utility Room

Comprising eye and base level storage cupboards with wood effect rolled edge worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, ceiling lighting, extractor fan, recess and plumbing for washing machine, further power points, wall mounted radiator, panel and obscure glazed door leading to south-facing rear garden, wood effect luxury vinyl flooring.

First Floor Landing

With inset ceiling downlighting, power points, wall mounted radiator, fitted carpet, stairs rising to second floor landing, doors to rooms.

Kitchen Diner 16'4" x 11'2"

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and tiled splashback, single bowl single drainer composite sink unit with mixer tap, 4-ring stainless steel gas hob with extractor fan above, integrated twin oven, recess and power for tall fridge-freezer, recess and plumbing for dishwasher, ceiling lighting, two windows to rear aspect, wall mounted radiator, power points, tile effect linoleum flooring.

Living Room 16'4" x 11'4"

With feature display fireplace with stone surround and hearth, Juliet balcony overlooking communal green, further window to front, ceiling and wall mounted lighting, TV and power points, fitted carpet, door into:

Study 8'7" x 5'7"

With ceiling lighting, power points, wall mounted radiator, fitted carpet.

Second Floor Landing

With ceiling lighting, smoke alarm, wall mounted radiator, airing cupboard with pressurised hot water cylinder and slatted shelves within, doors to rooms.

Bedroom 1 – 11'5" x 11'4"

With window overlooking communal green, ceiling lighting, built-in 4-door wardrobe, TV and power points, wall mounted radiator, fitted carpet, door into:

En-suite

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, close coupled WC, vanity mounted wash hand basin with mixer tap above and vanity mirror, electric shaving point, half-tiled surround, obscure window to front, wall mounted radiator, ceiling lighting, extractor fan, tile effect linoleum flooring.

Bedroom 3 – 12'6" x 8'7"

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

Bedroom 4 – 7'11" x 7'6"

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet, access to loft that enjoys lighting only.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin tap, close coupled WC, half-tiled surround, obscure window to side, electric shaving point, wall mounted radiator, ceiling lighting, tile effect linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway, supplying access to just three properties, with access to tandem-length parking, personnel gate to rear garden as well as up-and-over door to garage with power, lighting, eaves storage and personnel door to:

South-West Facing Rear Garden

Laid primarily to lawn and patio, all retained by close boarded fencing with outside lighting and water points that can also be found.



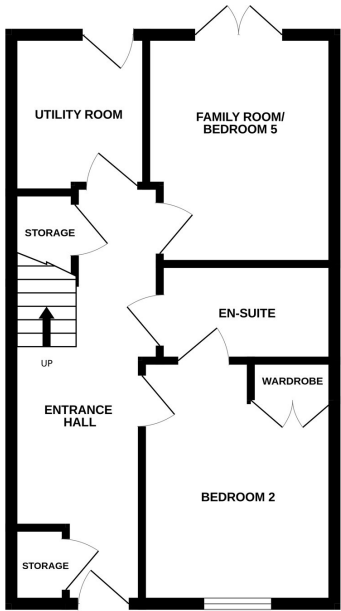
DETAILS

EPC

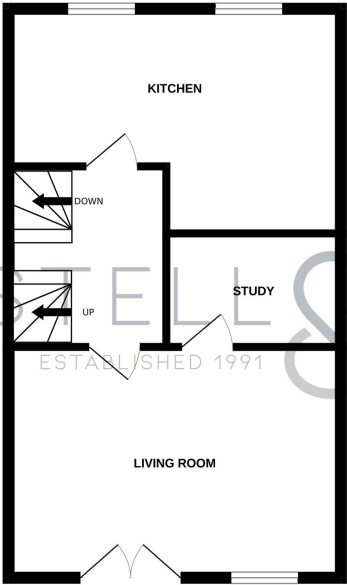
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

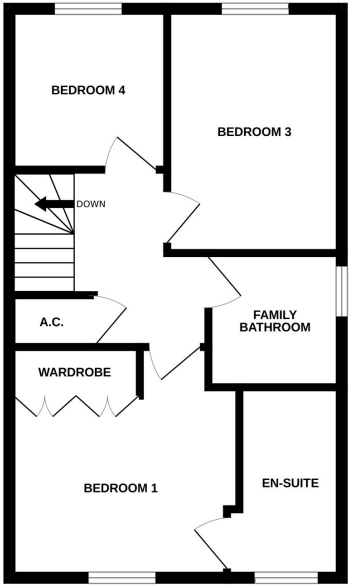
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



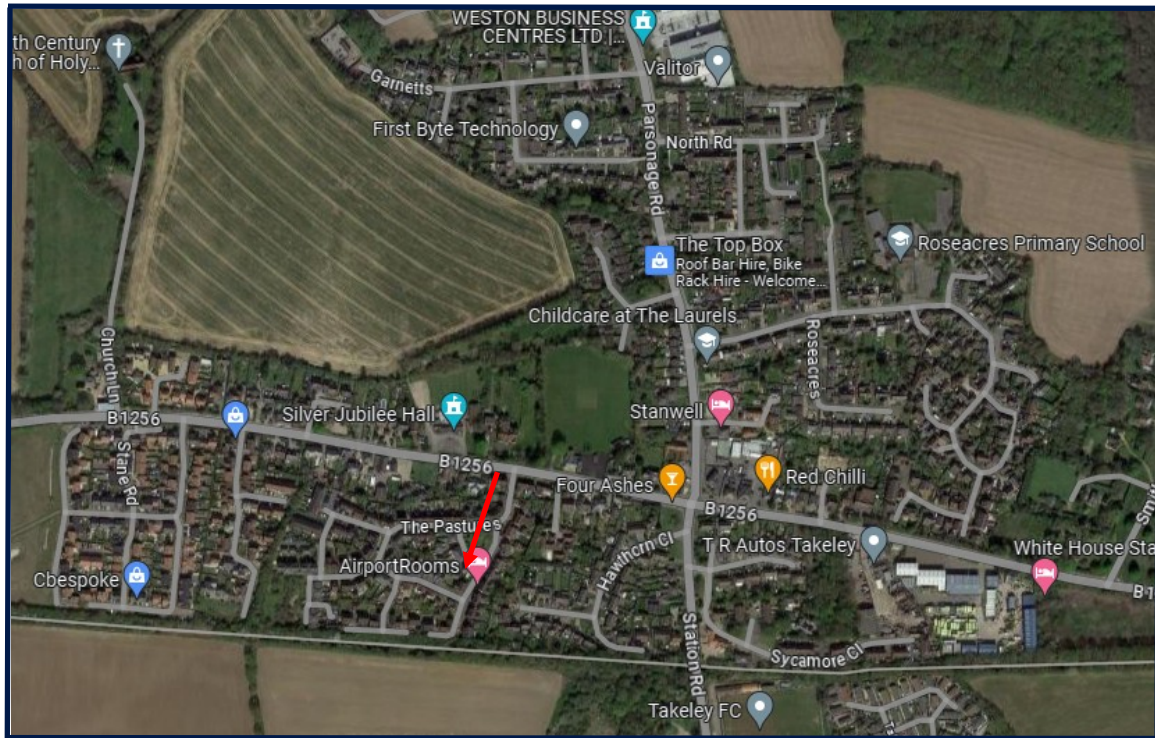
TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

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

Chapel Fields is located in the village of Takeley with neighbouring towns of Bishops Stortford and Great Dunmow both offering shops, schooling, eateries and recreational facilities. Orchid Close is within close proximity to London Stansted Airport, with drop-off at discounted local rates, and also has easy access to The Flitch Way & Hatfield Forest. The A120 close by giving quick and easy access to M11 and Bishop's Stortford beyond which of course benefits from mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

4 Chapel Fields, Brewers End, Takeley, Bishops Stortford, CM22 6TR

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 27/08/2025. 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?