



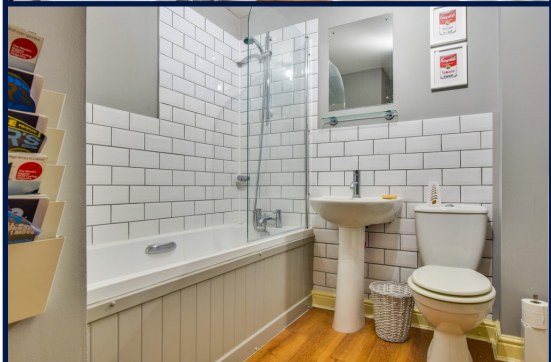
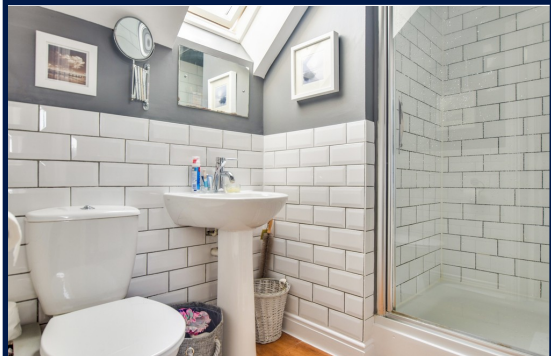
ORCHID CLOSE, TAKELEY

GUIDE PRICE – £425,000

- 3 BEDROOM 3 STOREY SEMI-DETACHED HOUSE
- LIVING ROOM WITH BAY WINDOW
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- FRENCH DOORS TO REAR
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO 2 BEDROOMS
- OFF-STREET PARKING FOR AT LEAST 3 VEHICLES
- ACCESS TO GARAGE
- REAR GARDEN WITH ENTERTAINING DECKING AREA AND LAWN

We are delighted to offer this 3 bedroom 3 storey semi-detached home located within Takeley. The ground floor comprises an entrance hall, living room with feature bay window, kitchen diner with integrated appliances and French doors to rear, and a cloakroom. There are 3 bedrooms to the 1st and 2nd floor, with an en-suite to principal bedroom, built-in wardrobes to 2 bedrooms and a three piece family bathroom. The front of the property is approached via a block-paved driveway, supplying off-street parking for at least 3 vehicles, as well as access to a detached single garage. The rear garden is approximately 35ft in length, laid primarily to raised entertaining deck area, lawn, pathway and flower beds.





With panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wall mounted fuseboard, oak block engineered flooring, door to:

Living Room 13'11" x 12'0"

With bay window to front, ceiling lighting, wall mounted radiator, TV and power points, oak block engineered flooring, opening into:

Inner Hallway

With ceiling lighting, oak block engineered flooring, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, oak block engineered flooring.

Kitchen Diner 15'6" x 11'7"

Kitchen comprising an array of eye and base level cupboards with contemporary square-edge worksurface and tiled splashback, single bowl stainless steel sink unit with pot-wash style mixer tap over, 4-ring stainless steel gas hob with twin oven beneath and extractor fan above, integrated fridge-freezer, integrated washing machine, integrated dishwasher, window and French doors to rear garden, ceiling lighting, wall mounted radiator, power points, oak block engineered flooring.

First Floor Landing

With window to front, stairs rising to second floor landing, ceiling lighting, wall mounted radiators, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves, doors to rooms.

Bedroom 2 – 15'6" x 8'7"

With two windows to rear, built-in double wardrobe, wall mounted radiators, power points, fitted carpet.

Bedroom 3 – 10'4" x 8'8"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled and glazed surround, pedestal wash hand basin with mixer tap, close coupled WC, ceiling lighting, extractor fan, wall mounted radiator, wood effect laminate flooring.

Second Floor Landing

With ceiling lighting, fitted carpet, door to:

Bedroom 1 – 12'3" x 12'2"

With dormer window to front, built-in 5 door wardrobe, ceiling lighting, TV and power points, wall mounted radiator, fitted carpet, door through to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin, close coupled WC, Velux window to ceiling, wall mounted radiator, ceiling lighting.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 3 vehicles, paved step to front door, well-stocked front flower bed with lavender slate and shingle, personnel gate leading to:

Rear Garden

Approximately 35ft in length, laid primarily to raised entertaining deck area, lawn, pathway and flower beds, outside lighting and water point can also be found, personnel door into a detached single garage with up-and-over door, power, lighting and eaves storage.



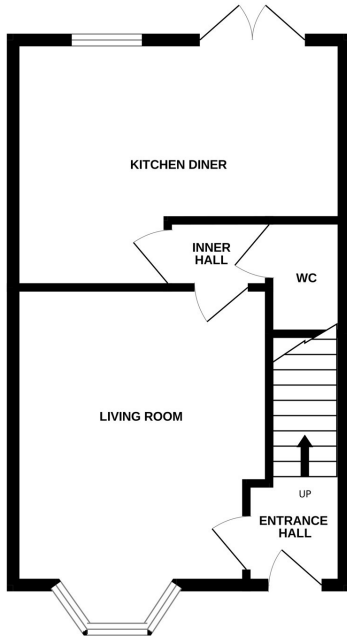
DETAILS

EPC

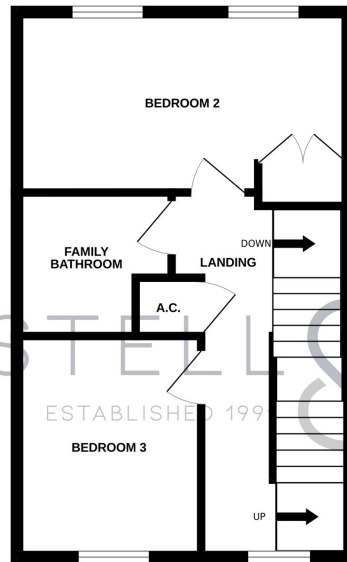
TO FOLLOW.

FLOOR PLAN

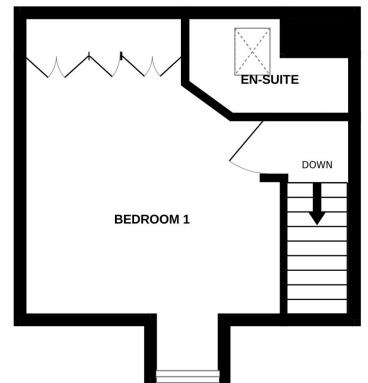
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



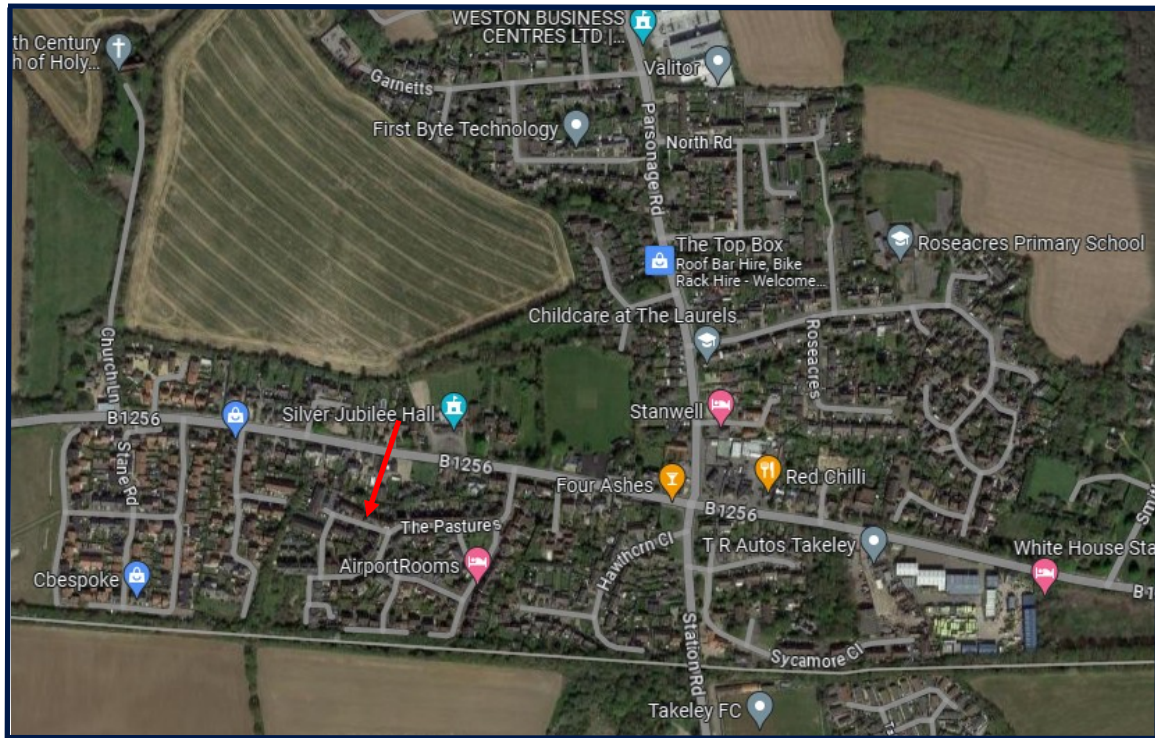
TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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

Orchid Close 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 Orchid Close, Brewers End, Takeley, Bishops
Stortford, CM22 6TP

COUNCIL TAX BAND

Band D

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 26/08/2025. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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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?