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Established 1986

Independent Estate Agents and Valuers



6, Long Croft, Takeley, Essex, CM22 6RT

Guide price £350,000

A well maintained three bedroom house which has gas central heating and double glazing throughout. This property is being offered as a chain free sale.

The accommodation comprises: Entrance hall, dining room, sitting room, kitchen with built-in oven, hob, extractor hood and plumbed in water softener. three generously proportioned bedrooms and a large modern shower room.

There is the benefit of 50' rear garden which has a sunny south facing aspect. The front garden has driveway parking for one car and there is an integral garage with remote controlled door.

This property is ideally located for a young family as it is very close to Roseacres Primary school. It is also close to the village centre and some useful shops: Londis convenience store, pharmacy, newsagents and a fish and chip shop. The nearby towns of Great Dunmow and Bishop's Stortford both offer an excellent range of shopping and dining establishments. There are railway stations on the Cambridge to Liverpool St. line at Stansted and Bishop's Stortford. Junction eight of the M11 motorway is approximately three miles away. Stansted Airport is only one and a half miles away.
EPC Band D. Council Tax Band D.

Front Door To:

Entrance Hall

Radiator. Storage cupboard. Stairs to the first floor. Door to:

Dining Room

14'1" x 12'7" (4.308 x 3.845)

Double glazed window to the front aspect. Radiator. Telephone point. Open to:



Sitting Room

14'3" x 11'0" plus large recess (4.359 x 3.359 plus large recess)

Well lit by a large double glazed picture window and door to the rear garden.

TV point. Three radiators. Door to:



Kitchen

12'1" x 6'0" (3.707 x 1.851)

Fitted with a range of matte cream/wood trimmed units and wood effect work surfaces which incorporate: Built-in oven, cooker extractor hood and gas hob (piezo-electric starter is not working).

Single drainer, one and a half bowl sink with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing plumbed in water softener (Serviced on 15/1/2025). One corner and six single eye level wall cupboards. Spaces for fridge and washing machine. Ceramic tiled splashbacks to work surfaces. Radiator. Double glazed window to the rear aspect. Potterton wall mounted gas fired central heating boiler (Serviced on 15/1/2025).



First Floor Landing

Hatch to part boarded loft space. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

11'1" x 10'8" (3.380 x 3.257)

Radiator. Double glazed window to the rear aspect. Two fitted wardrobe cupboards.



Bedroom Two

10'7" x 9'4" (3.238 x 2.850)

Radiator. Double glazed window to the rear aspect. Fitted dressing table unit.



Bedroom Three

8'10" x 7'9" (2.705 x 2.369)

Radiator. Double glazed window to the front aspect.



Large Modern Shower Room

9'4" x 5'8" (2.864 x 1.728)

Fitted with a modern white suite and complementary tiling and fittings.

Quadrant shower cubicle with hand held and overhead shower attachments. Low level WC. Pedestal wash basin with mixer tap and hand held shower attachment. Chrome heated towel rail. Two double glazed windows to the front aspect. Wall mounted electric heater. Ceramic tiled floor and walls.



Rear Garden

An enclosed rear garden which is over 50' in length and has a sunny south facing aspect.

Paved patio area immediately to the rear of the house. outside tap. Lawn area. Various shrubs and bushes to the boundaries. 6' fencing to both side. Rear pedestrian access.



Front Garden

An open aspect garden.

Outside light. Lawn area. Driveway with parking for one car leads to:

Integral Garage

16'1" x 7'8" (4.916 x 2.341)

Remote controlled up and over garage door. Light and power connected.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

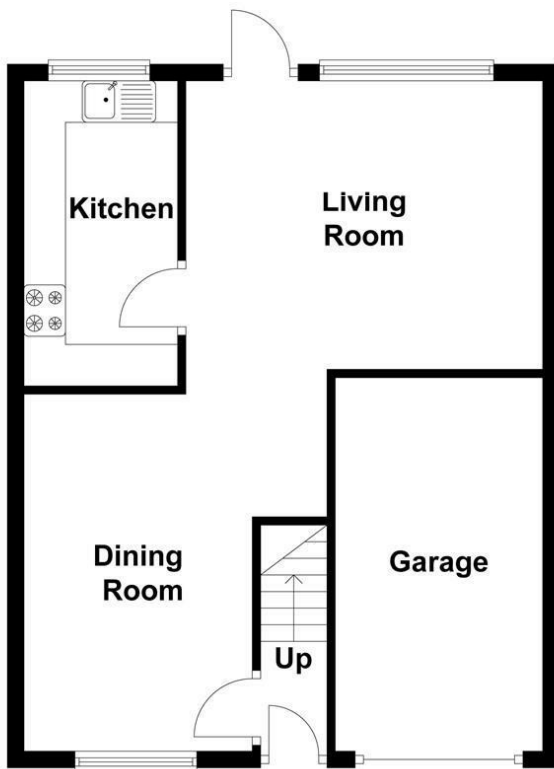
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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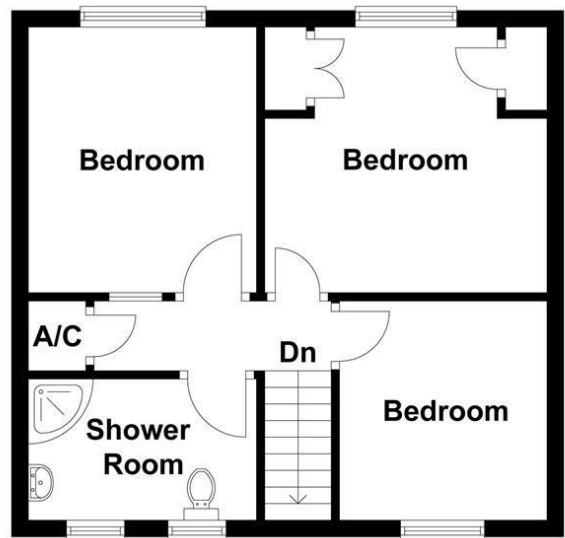
Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 75.80 SQM (815.90 SQFT)

(EXCLUDING GARAGE)

GARAGE AREA 11.30 SQM (121.63 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE