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Established 1986

Independent Estate Agents and Valuers



2, Gorefeld, Takeley, Bishop's Stortford, Herts, CM22 6TL

Guide price £495,000

A large and extremely well presented 4/5 bedroom end of terrace town house which has gas central heating and double glazing.

This impressive property is being offered chain free and is network ready. There is a fibre direct to the house (FTTP) providing a superfast broadband connection and it is wired with Cat 6 cabling to key areas of the property.

The property comprises: Ground floor: Covered porch with video doorbell system, entrance hall, downstairs cloakroom, very large kitchen/dining/family room and a separate dining room which could be used as a study or a playroom. First floor: A massive lounge and a master bedroom with fitted wardrobes, a 'Juliet' balcony and an en-suite bathroom. Second floor: A family bathroom and three well proportioned bedrooms, one of which has an en-suite shower room.

There is a good sized rear garden which is enclosed by a high quality composite fence. It has a full-width patio area with inset lighting and an easy to maintain artificial lawn. The front garden has several paved areas laid out in a decorative pattern and there is a block-paved driveway which provides off-road parking for at least two cars. There is also a detached garage which could easily be used as a home office as it has been fully insulated.

This property is ideally located for a young family as it is 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 C. Council Tax Band E.

Covered Porch

Outside light. Slate step. Entry phone system.
Feature front door to:

Entrance Hall

19'7" max x 6'9" (5.991 max x 2.068)

Wall mounted entry/door bell system. Porcelain tiled floor. Radiator. Stairs to the first floor. Understairs cupboard. cupboard housing meters and controls for garden lighting. Doors to study, kitchen/dining room and:

Downstairs Cloakroom

8'3" x 3'3" (2.527 x 1.005)

Porcelain tiled floor. Radiator. Wall mounted wash basin. WC with concealed cistern. Extractor fan.



Kitchen/Dining Room

16'1" x 13'4" (4.925 x 4.081)

A very spacious room which could be used as a kitchen/family room if the other ground floor room is used as a dining room. The kitchen area is tiled and the dining area is carpeted.

An extensive range of modern white kitchen units with granite effect work surfaces which incorporate: Whirlpool built-in oven, gas hob, cooker extractor hood, fridge/freezer and Miele dishwasher.

White single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. eight single eye level wall cupboards with lighting below. Ceramic tiled splashbacks to the work surfaces. Cupboard housing Baxi wall mounted gas fired central heating boiler. Radiator. Twelve inset ceiling lights. Double glazed window to the rear aspect and double glazed French doors to the rear garden. Door to:



Utility Room

9'1" x 5'7" (2.793 x 1.727)

Fitted with units that match those in the kitchen.

Stainless steel double bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with plumbing for washing machine and spaces for other appliances.

Radiator. Extractor fan. Ceramic tiled splashback to work spaces. Ceramic tiled floor.



Study/Dining Room/Playroom/Bedroom

12'8" x 9'2" (3.875 x 2.814)

Double glazed window to the front aspect. Radiator. Cat 6 cabling.

A very versatile room which could be put to any number of uses.

First floor Landing

Double glazed window to the side aspect. Radiator. Stairs to the second floor.

Lounge

16'2" x 16'10" max (4.935 x 5.134 max)

A large reception room which is well lit by two double glazed windows to the rear aspect.

Radiator. TV point Cat 6 cabling.



Bedroom One

16'2" x 12'8" max (4.940 x 3.878 max)

A spacious master bedroom which has a double glazed window to the front and next to this a set of French doors leading to a Juliet balcony.

Radiator. Large triple fitted wardrobe cupboard with full-height sliding mirror doors. TV point. Cat 6 cabling. Door to:



En-Suite Bathroom

8'5" x 5'6" (2.566 x 1.696)

Fitted with a modern white suite and half tiled walls.

Panel bath with mixer tap, shower attachment, fully tiled splash surround and a glazed shower screen. Vanity unit wash basin with mixer tap. WC with concealed cistern. Shaver point. Chrome heated towel rail. Extractor fan. Three inset ceiling lights.



Second Floor Landing

Double glazed window to the side aspect. Radiator. Double built-in airing cupboard housing Megaflo mains pressure water cylinder.

Hatch and retractable ladder to fully boarded and insulated loft space which has Light and power connected and Cat 6 cabling.

Bedroom Two

12'0" x 12'3" max (3.667 x 3.743 max)

Double glazed window to the front aspect. Radiator. TV point. Double built-in wardrobe cupboard with full-height sliding mirror doors.

Door to:



En-Suite Shower Room

7'2" x 6'7" (2.190 x 2.029)

Modern white suite and half tiled walls.

Fully tiled shower cubicle. Vanity unit wash basin with mixer tap. WC with concealed cistern. Chrome heated towel rail. Shaver point. Extractor fan. Velux double glazed skylight window to the front aspect.



Bedroom Three

12'9" x 9'2" (3.898 x 2.815)

Double glazed window to the rear aspect. Radiator. TV point.



View Of Garden From Bedroom



Bedroom Four

12'9" x 6'7" (3.890 x 2.029)

The measurement shown excludes the wardrobe recess.
Double glazed window to the rear aspect. Radiator. Double built-in wardrobe cupboard.



Family Bathroom

7'3" x 6'6" (2.230 x 1.983)

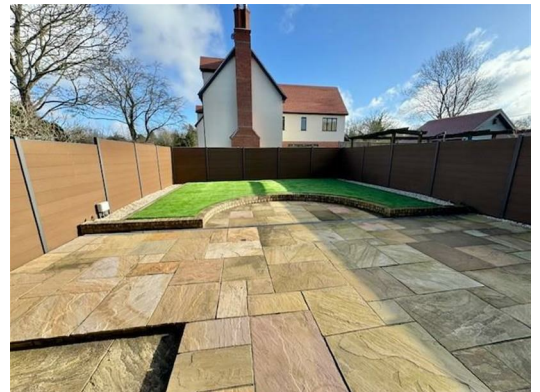
Fitted with a modern white suite and half tiled walls.
Panel bath with fully tiled splash surround, mixer tap, shower attachment and a glazed shower screen. Vanity unit sink unit with mixer tap. WC with concealed cistern. Shaver point. Tiled vanity shelf. Four inset ceiling lights. Extractor fan. Chrome heated towel rail. Fitted mirror with light.



Rear Garden

A good sized garden which measures approximately 35' x 30' It is fully enclosed by sturdy composite fencing on all three aspects.

Extensive paved patio with inset lighting runs across the full width of the garden. Outside light and tap. Large artificial lawn area with ornate gravel areas to both sides which also have integrated lighting. Gated side pedestrian access to the front garden. Door to the garage.



Rear View Of Property



Front Garden

Paved with various different materials which include a granite set path with integrated lighting and circular paved area surrounded by ornate gravel

The block-paved driveway provides off-road parking for two cars and leads to:

Detached Garage

16'3" x 7'1" (4.974 x 2.182)

This garage is currently being used as a workshop.

The measurements shown are smaller than the actual size of the garage as it is fully lined and insulated.

Electric roller door. Light and power connected. Eight inset ceiling lights. Door to the rear garden.

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.

FINANCIAL SERVICES

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

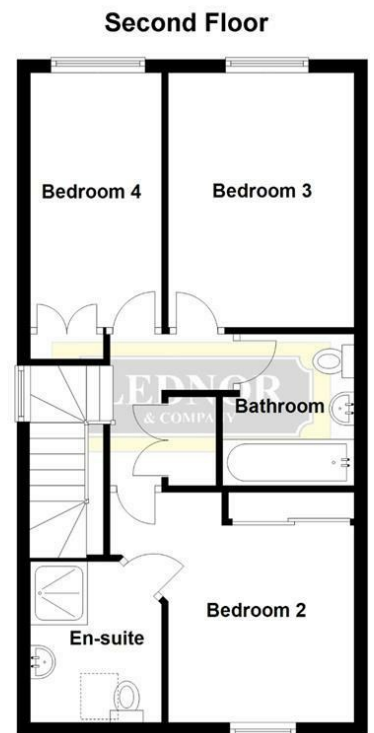
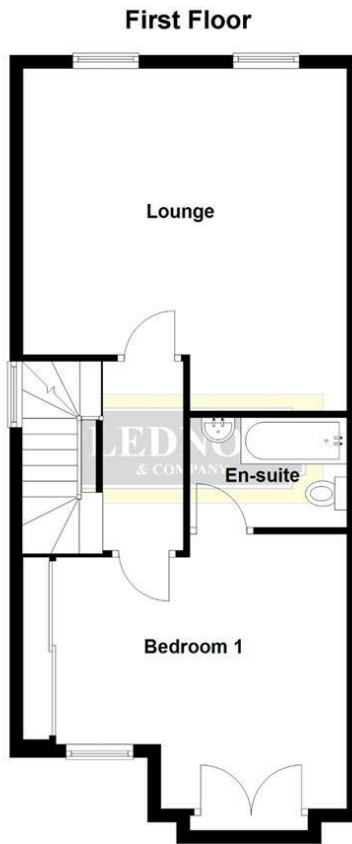
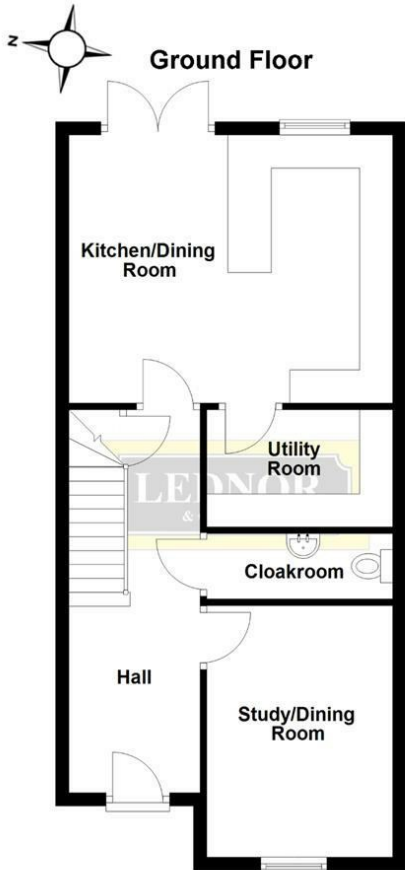
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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.



APPROX GROSS INTERNAL FLOOR AREA 1650 SQFT
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE