

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

Established 1986

Independent Estate Agents and Valuers



2, Russell Francis Way, Takeley, Bishop's Stortford, Herts, CM22 6FQ

Guide price £699,995

EXECUTIVE DETACHED HOME IN IMMACULATE CONDITION THROUGHOUT LOCATED ON A LARGE CORNER PLOT.

OFFERED FOR SALE WITH NO ONWARD CHAIN, this substantial family home has accommodation arranged over two levels. On the ground floor there is an impressive open plan kitchen/dining room at the rear of the property, a shower room, spacious sitting room and separate dining/playroom. The kitchen includes fitted fridge/freezer, dishwasher and electric hob with extractor over. On the first floor there is a large principle bedroom suite and three further double bedrooms, plus a family bathroom.

The property occupies a large corner plot. The rear garden is secluded and West facing - the garden sweeps around the side of the property where there is gated side access to the front. On the opposite side of the house there is a private driveway with parking for four cars leading to a double garage which has been converted to a studio apartment.

Takeley is an extremely convenient location with excellent transport links close by. Located between the market towns of Bishop's Stortford and Great Dunmow, Takeley is a small village which is served by two primary schools, a Tesco Express and a variety of other shops. Stansted Airport is within a short drive as is the M11 junction at Bishop's Stortford. There is also a good bus service between Chelmsford, Stansted Airport and Bishop's Stortford.

EPC Rating B / Council Tax Band is E

Entrance Hall

Large and welcoming hall with stairs to the first floor, radiator and storage cupboard housing consumer unit - doors to;

Sitting Room

19'10" x 12'4" (plus bay) (6.06m x 3.77m (plus bay))

Large reception room with bay window to the side, windows to the front and double doors to the rear opening onto the garden. All windows and doors are double glazed.



Dining Room

12'1" x 11'9" (3.69m x 3.59m)

Spacious room with windows to the front and side - all double glazed.



Ground Floor Shower Room

6'9" x 4'11" (2.07 x 1.50)

With WC, basin, shower enclosure and wall mounted heated towel rail.

Open Plan Kitchen/Dining Room

20'5" x 12'0" (6.24m x 3.67m)

Impressive open plan living area which is nice and bright with two sets of double doors leading onto the rear garden, space for a large dining table and a modern fitted kitchen with fitted wall and base units, breakfast bar and integrated appliances including a double oven, fridge/freezer, dishwasher and electric hob with extractor over.



Utility Room

6'10" x 6'8" (2.10 x 2.05)

Fitted work top with inset sink, double glazed door to the side opening onto the driveway and space for a washing machine and tumble dryer.

First Floor Landing

Large landing with doors to all rooms, double glazed window to the rear and an airing cupboard with hot water cylinder.



Bedroom 1

18'10" x 12'7" (5.75m x 3.85m)

Impressive principle bedroom suite with dressing area and en-suite shower room. This room has double glazed windows to three aspects and is wonderfully bright and airy.



En-Suite Shower Room

6'9" x 6'7" (2.08m x 2.01m)

Modern suite with fully tiled shower, WC, basin, heated towel rail and double glazed window to the front.



Bedroom 2

15'10" max x 11'2" max (4.84m max x 3.41m max)

Large double bedroom with double glazed windows to the front.



Bedroom 3

12'4" x 10'5" (3.76m x 3.20m)

Double bedroom with double glazed window to the rear.



Bedroom 4

12'3" x 8'9" (3.75m x 2.69m)

Double bedroom with double glazed window to the rear.



Bathroom

7'4" x 6'6" (2.25m x 2.00m)

With bath, WC, basin, double glazed window to the side and heated towel rail.



Detached Studio

19'9" max x 17'7" max (6.04m max x 5.37m max)

Constructed as a double garage but used as the sales office when the homes in this street were first sold, this 320SQFT studio benefits from gas central heating (there are three wall mounted radiators), fitted kitchen units, an open plan living/bedroom area and a separate wet room with WC, basin and fully tiled shower area. The kitchen benefits from an integrated electric oven and hob, and there is space and plumbing for a washing machine and fridge/freezer. There is also a sink with drinking water supplied.

Front Garden

To the front of the property there are well maintained gardens and there is a path leading to the front door. There is gated side access through to the rear garden on the opposite side to the driveway. The large block paved driveway provides off road parking for four cars and this is located to the front and side of the property.

Rear Garden

The West facing rear garden is mostly laid to lawn with established planting to the borders. The rear garden sweeps around the side of the property and the entire space is not overlooked and extremely private.



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.

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 161.70 SQM (1740.52 SQFT)
(EXCLUDING STUDIO)**

STUDIO 31.80 SQM (342.29 SQFT) QFT)

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