



**Takeley Park, Hatfield Broad Oaks Road, Takeley Bishop's
Stortford CM22 6TG**

welcome to

Takeley Park, Hatfield Broad Oaks Road, Takeley Bishop's Stortford

William H Brown are delighted to offer this beautifully presented two bedroom park home situated in the highly sought after Takeley Park. The park is specifically for over 50's and offers an office and clubhouse for residents. The location is perfectly situated within a stones throw of local shops.



-Accommodation Overview-

Entrance Porch

Double glazed window to front aspect, vinyl flooring, radiator, door to study & living room.

Cloakroom/Utility Room:

Frosted double glazed window to rear aspect, vanity wash hand basin with mixer tap over, WC, double built in storage cupboard.

Living Room:

14' 6" x 11' 6" (4.42m x 3.51m)

Two double glazed bay windows to side aspect, double glazed window to side, gas fireplace, two radiators.

Kitchen/diner:

10' 8" max x 19' 2" max (3.25m max x 5.84m max)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, integrated oven, integrated washing machine, integrated dishwasher, integrated fridge freezer, induction hob with extractor fan, combi boiler, radiator, vinyl flooring, door to outside.

Bedroom One:

9' 3" x 10' 7" (2.82m x 3.23m)

Double glazed bay window to front aspect, built in wardrobe, radiator.

En-Suite Shower Room:

Walk in shower cubicle with shower attachment over, vanity wash hand basin with mixer tap over, towel rail, spot lighting, vinyl flooring, WC, frosted double glazed window to front aspect.

Bedroom Two:

10' 6" x 9' 4" (3.20m x 2.84m)

Double glazed window to rear aspect, built in wardrobe, radiator.

-Exterior-

Front Garden:

Paved patio astro turf area.

Rear Garden:

Paved patio with astro turf lawn, two sheds.

Parking:

One parking space.

Agent Notes:

£265.61 per month ground rent.



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Takeley Park Hatfield Broad Oaks Road, Takeley Bishop's Stortford

- Well Presented Two Bedroom Park Home
- En-Suite To Master Bedroom
- New Fitted Kitchen
- Cloakroom & Utility Room
- Study

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Total floor area 74.4 sq.m. (801 sq.ft.) approx
The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO103480 - 0002

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william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk