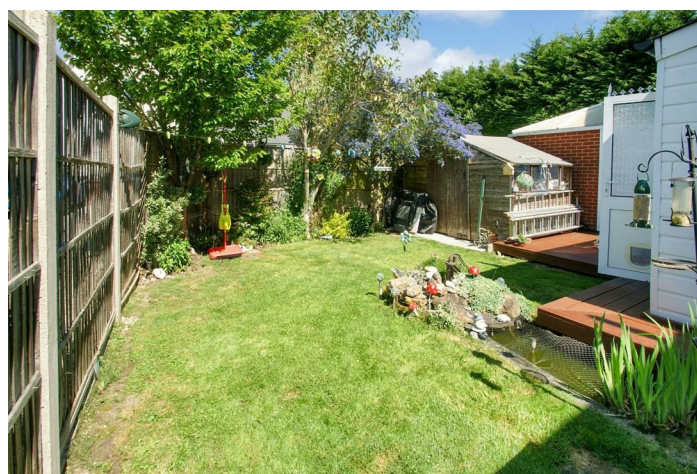


FREEHOLD



House - Semi-Detached (EPC Rating: C)

**DUNMOW ROAD**

**TAKELEY**

**CM22 6SL**

**Price Guide**

**£475,000**

- BEAUTIFULLY PRESENTED - OVER 3 FLOORS
- SEMI DETACHED EXTENDED COTTAGE
- PARTS DATING BACK TO 1895
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- KITCHEN
- 4 BEDROOMS
- ATTIC ROOM
- AMPLE OFF STREET PARKING
- PRETTY REAR GARDEN



**Fordyce Furnivall**  
Residential Sales & Letting Agents



4



2



3



C

# 4 Bedroom House - Semi-Detached located in TAKELEY

A beautifully extended four bedroom, two bathroom semi-detached cottage, dating back to 1895, seamlessly blending its historic charm with contemporary comforts. Set across three floors, the accommodation begins with an entrance lobby leading to a welcoming cozy sitting room, a bright family lounge, open-plan dining area to the recently refitted kitchen. A utility room and cloakroom add extra convenience. The first floor features three well-appointed bedrooms and two bathrooms, including a modern ensuite wet room in the master suite. The second floor offers a versatile fourth bedroom alongside a spacious attic room - ideal for an additional bedroom or home office.

Outside, a gravelled driveway with a dwarf brick wall provides off-street parking for up to five cars. A side gate leads to the delightful 35' rear garden, complete with a lawn, patio, decking, mature trees, a charming pond with a water feature, and a timber-built garden shed. Additional features include gas central heating (boiler replaced 6 years ago) and UPVC double glazed windows throughout.

## SITUATION

Little Canfield is ideally located for both international and local transport links with the M11 and Stansted Airport both nearby. Within walking distance is the local school and parade of shops, there is also a wealth of footpaths and cycle ways close by including the renowned Flitch Way that leads to pretty villages and country pubs. Just over 2 miles away is the National Trust's Hatfield Forest, with 1,000 acres of woodland and two ornamental lakes. The busy market town of Bishop's Stortford offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge

## GROUND FLOOR

### COVERED PORCH

Courtesy light, composite front door with glazed panels leading to:

### ENTRANCE LOBBY

Storage cupboard with gas boiler, part glazed door through to:

### SITTING ROOM

Double glazed window to front aspect, radiator, brick built feature fireplace, door to:

### LOUNGE

Wood effect flooring, telephone and TV points, double glazed windows to the front and side aspects, double patio doors to rear garden, radiator, ceiling speaker system and inset ceiling lights.

### DINING ROOM

Feature fireplace with exposed brickwork, telephone point, radiator, stairs to first floor, glazed double doors into lounge and archway into kitchen:

### KITCHEN

Range of eye and base level units with complimentary resin stone work top surfaces over, drawers and cupboards under, tiled splash backs, inset stainless steel sink and drainer with mixer tap, built in AEG double electric oven, AEG induction hob with extractor fan over, integral dishwasher and AEG

fridge/freezer, double glazed window to the side aspect, tiled flooring, inset down lighters, loft access, door to:

### UTILITY AREA

Tiled flooring, space & plumbing for washing machine, storage and door to rear garden, door into:

### CLOAKROOM

Tiled flooring, low flush WC, wall mounted wash hand basin, part tiled wall, double glazed window to rear and inset down lighters.

## FIRST FLOOR

### LANDING

Stairs leading to second floor, doors leading to:

### BEDROOM 1

Double glazed windows to the front and side aspects, radiator, TV point, ceiling speaker system, inset ceiling lights.

### ENSUITE WETROOM

Fully tiled, low flush WC, pedestal hand basin, shower system with hand held shower and rainfall ceiling head, opaque double glazed window to the rear aspect, heated towel rail, extractor fan, inset ceiling lights.

### BEDROOM 2

Double glazed window to the front aspect, radiator, TV point.

### BEDROOM 3

Double glazed window to the rear aspect, radiator, TV point.

### BATHROOM

Bath with shower, glazed screen and tiled surround, low flush WC, wash hand basin with vanity cupboard under, extractor fan.

## SECOND FLOOR

### LANDING

Doors off to:

### BEDROOM 4

Vaulted ceiling, radiator, exposed brickwork, 2 x Velux windows, eaves storage TV point.,

### ATTIC ROOM

Vaulted ceiling, radiator, Velux window.





## OUTSIDE

### GARDENS & PARKING

to the front a gravelled driveway with a dwarf brick wall provides off-street parking for up to five cars. A side gate leads to the delightful 35' rear garden, complete with a lawn, patio, decking, mature trees, a charming pond with a water feature, and a timber-built garden shed.

### LOCAL AUTHORITY

Uttlesford District Council

Tax Band: D

£2,129.36

### AGENT'S NOTE

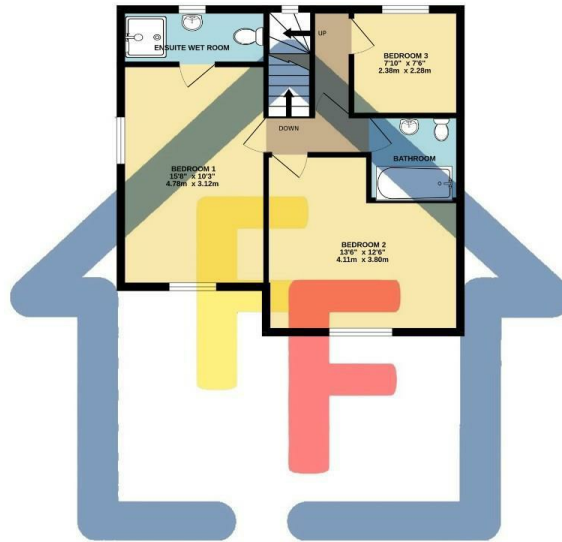
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



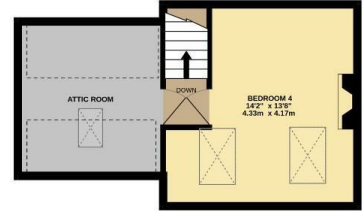
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



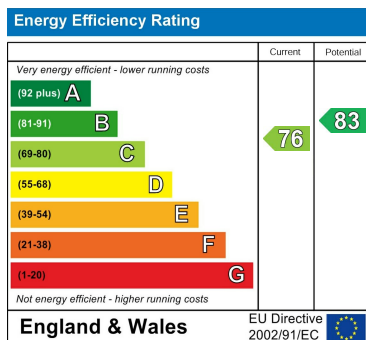
TOTAL FLOOR AREA: 1496 sq.ft. (138.9 sq.m.) approx.

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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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.