



45 RUSSELL FRANCIS WAY

Takeley, Nr Bishop's Stortford, CM22 6FQ

O.I.E.O. £460,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Semi Detached
- Three Bedrooms and Two Bathrooms
- Walk to Flitch Way & Hatfield Forest
- Stunning Open Plan Reception Room
- Purpose Built Home Office
- Built by Messrs 'Countryside'
- Cul-de-Sac Location
- Easy Driving Distance to Bishop's Stortford and Dunmow





Property Description

THE PROPERTY

A superbly presented three bedroom, two bathroom property situated within a popular residential road offering three good sized bedrooms and a STUNNING OPEN PLAN RECEPTION ROOM with sky lights and doors leading onto the garden with purpose built HOME OFFICE.

Externally there is a car port as shown in the picture with parking for two/three cars.

THE LOCATION

Takeley is a historic village which borders the national nature reserve of the picturesque 'Hatfield Forest' and only 4 miles east of Bishop Stortford. Together with 5 miles from Dunmow Town, these two towns offer an array of shops,

recreational facilities including restaurants and bars.

It has an abundance of schools, with the neighbouring village of Little Canfield offering a pre-school and primary school. The village itself offers ample amenities and the famous family run restaurant 'La Bonta' in Little Canfield.

Takeley is surrounded by open countryside and the historic Flitch Way country park close by for those Sunday morning strolls. Stansted airport and the town of Stansted Mountfitchet are also close by.

PROPERTY INFORMATION

Freehold.

Council Tax Band D

EPC B

Service charge for communal area to the front £360 p.a. (advised by vendor)

ENTRANCE HALL

SHOWER ROOM & CLOAKROOM

KITCHEN

10' 5" x 7' 10" (3.20m x 2.39m)

LOUNGE/DINER

25' 9" x 16' 8" (7.86m x 5.09m)

FIRST FLOOR

BEDROOM 1

14' 6" x 9' 3" (4.44m x 2.83m)

BEDROOM 2

11' 10" x 9' 3" (3.63m x 2.83m)

BEDROOM 3

9' 7" x 7' 1" (2.93m x 2.16m)

BATHROOM

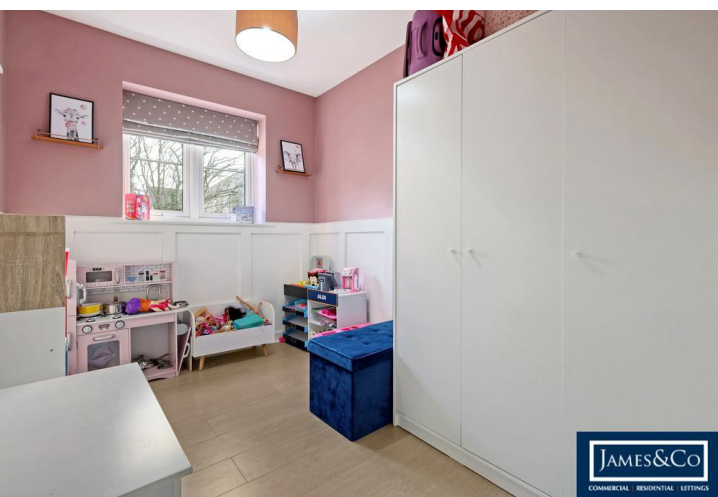
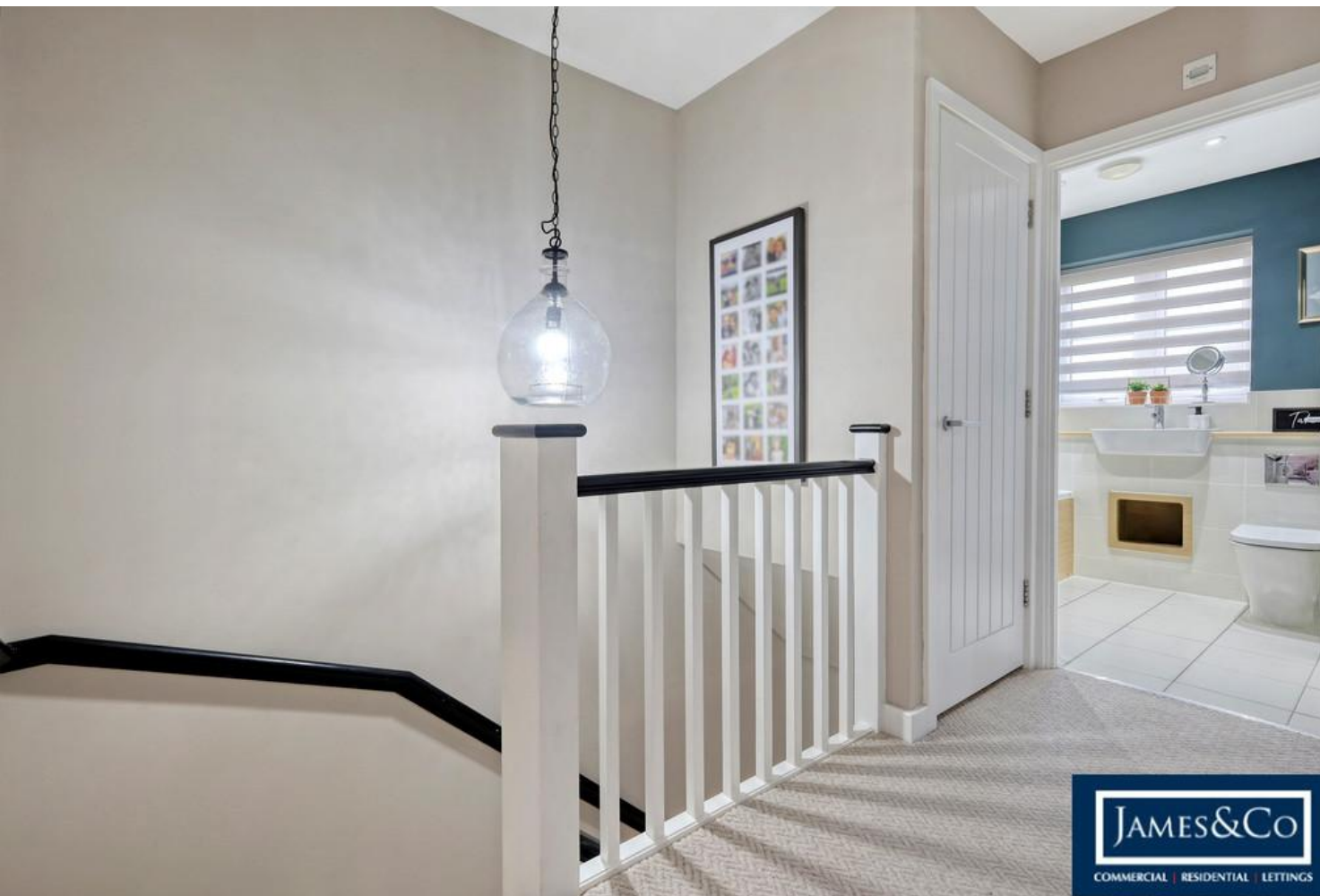
OUTSIDE

The property benefits from off street parking for two/three cars under a parking canopy. The rear garden is attractively landscaped offering low maintenance upkeep.

PURPOSE BUILT HOME OFFICE

7' 2" x 10' 7" (2.20m x 3.25m)







COUNCIL TAX BAND

Tax band D

TENURE

Freehold

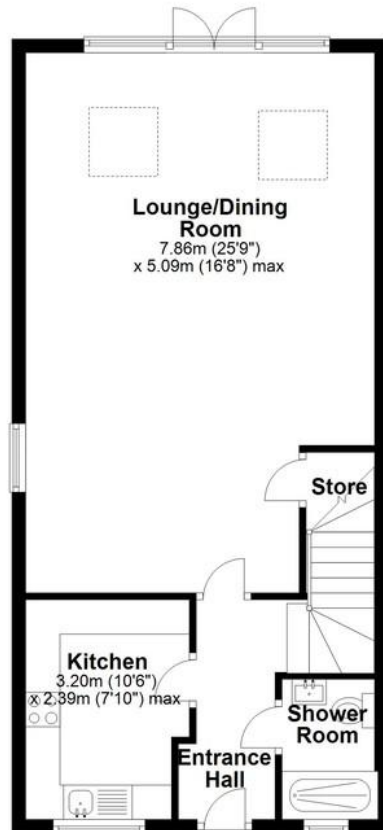
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

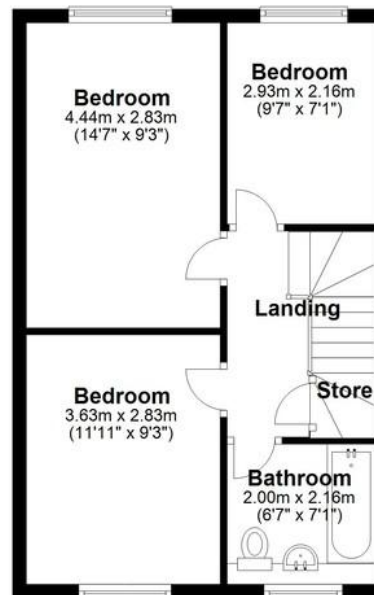
Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



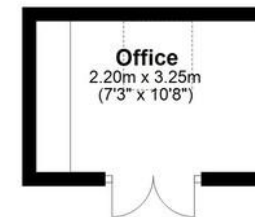
First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Outbuilding

Approx. 7.2 sq. metres (77.0 sq. feet)



Total area: approx. 105.4 sq. metres (1134.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Russel Grancis Way, Bishops Stortford

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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