



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



FORTUNE & COATES



## 8 Brook Cottages, Stansted, CM24 8NH

Asking price £360,000

Fortune and Coates are pleased to offer for sale this rarely available two bedroom end of terraced family home located in Brook Cottages, Stoney Common, Stansted which is within walking distance to the village, local facilities and Stansted Mountfitchet train station. The property is presented to a high standard and has some "quirky and original" features and comprises entrance into the utility room, modern and stylish kitchen with range of wall and base units and some integrated appliances, spacious and light lounge/dining room with two feature fireplaces. Upstairs features two bedrooms, one with fitted wardrobes and modern bathroom. There is also a loft room currently being used for storage but could utilised into another bedroom (STPP). Outside, the rear garden is on several levels with some mature plants and trees and has an outbuilding which is currently being used as bar for entertaining. To the front is a block paved driveway for two vehicles.

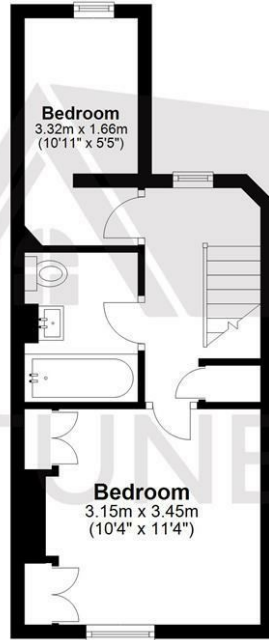


# Floor Plan

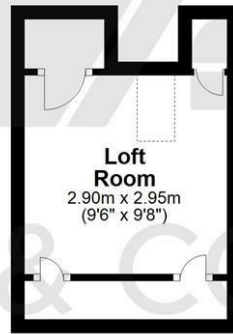
**Ground Floor**  
Approx. 34.3 sq. metres (368.7 sq. feet)



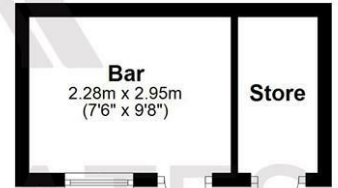
**First Floor**  
Approx. 26.0 sq. metres (280.3 sq. feet)



**Loft**  
Approx. 11.9 sq. metres (127.6 sq. feet)



**Outbuilding**  
Approx. 9.6 sq. metres (103.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.0 sq. feet)

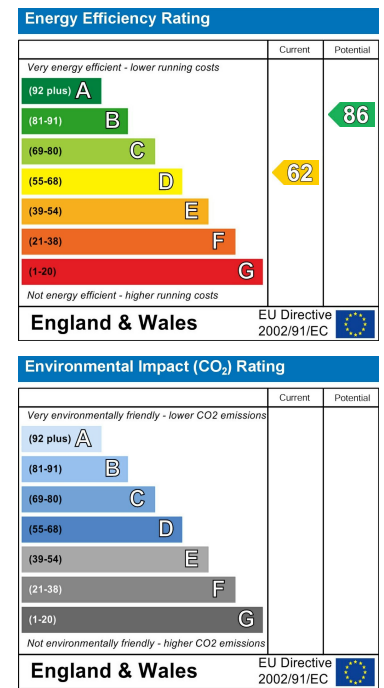
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.