



## HATFIELD LODGE, BUSH END

Takeley, Bishop's Stortford, CM22 6NE

£650,000

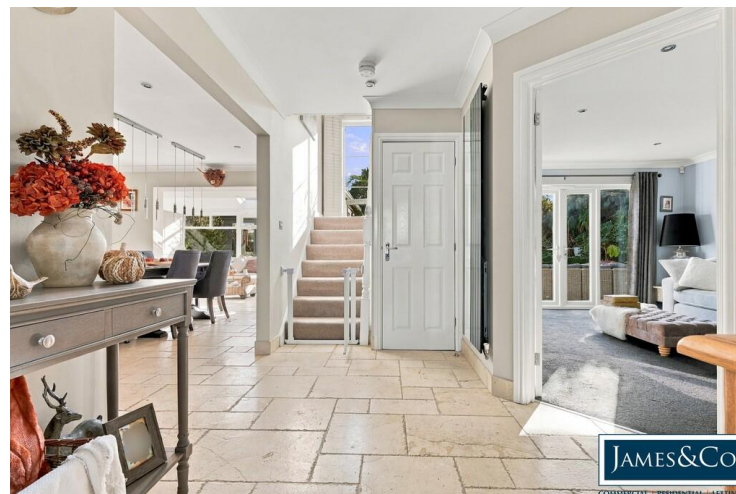


COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached Three Bedroom Country Home
- Beautifully Presented Throughout
- Bathroom and En Suite plus Ground Floor Cloakroom
- Stunning Conservatory - Open Plan Dining Area
- Living room and Separate Snug
- Summer House and Hot Tub Area
- Driveway Parking
- Lovely Country Approach





## Property Description

### THE PROPERTY

Country location yet within easy access to Bishop's Stortford and Dunmow. Superbly situated detached family home presented in superb order throughout.

Stunning Conservatory and Dining area - Three Bedrooms - Summer House - Hot Tub Area - Two Bathrooms - Beautiful Garden.

Freehold  
Council Tax Band E  
EPC - C  
Oil Fired Heating

### THE LOCATION

Situated on the edge of Takeley in Bush End on the edge of the National Trust Hatfield Forest and the 'Flich Way'.

Close to the larger village of Takeley with its local village shops and JMI school.

Further facilities can be found at Bishop's Stortford with shops for you day-to-day needs, restaurants, public houses, JMI and senior schooling, mainline train station serving London Liverpool Street and Cambridge and of course, M11 leading to M25 access points.

A further train line can be found at Stansted Airport, which is 10 minutes by car.

The flich town of Great Dunmow is 10 minutes to the East

and offers a large supermarket, shops for your day-to-day needs in a traditional high street, school and recreational facilities.

### ENTRANCE HALL

### SNUG

11' 2" x 8' 0" (3.42m x 2.44m)

### CLOAKROOM

### LIVING ROOM

14' 4" x 12' 6" (4.38m x 3.82m)

## DINING AREA

12' 7" x 11' 9" (3.86m x 3.59m)

## CONSERVATORY

14' 7" x 11' 0" (4.46m x 3.37m)

## KITCHEN

11' 9" x 10' 5" (3.59m x 3.19m)

## FIRST FLOOR

## LANDING

## BEDROOM 1

14' 11" x 12' 6" (4.55m x 3.82m)

## ENSUITE

## BEDROOM 2

11' 9" x 10' 7" (3.59m x 3.25m)

max

## BEDROOM 3

12' 6" x 10' 5" (3.82m x 3.18m)

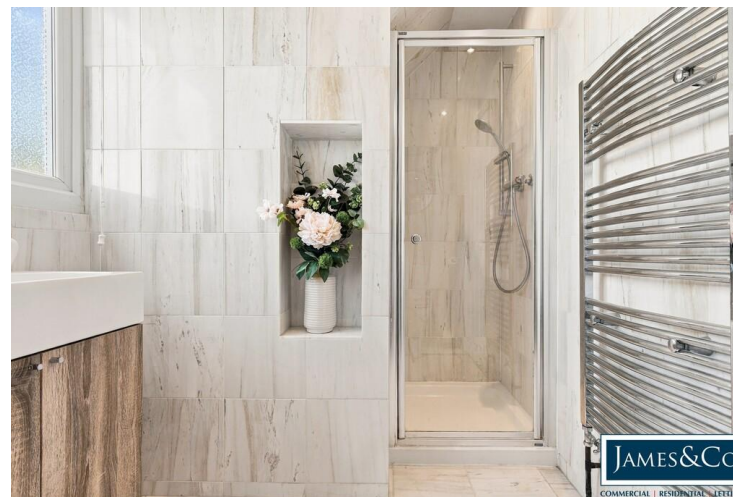
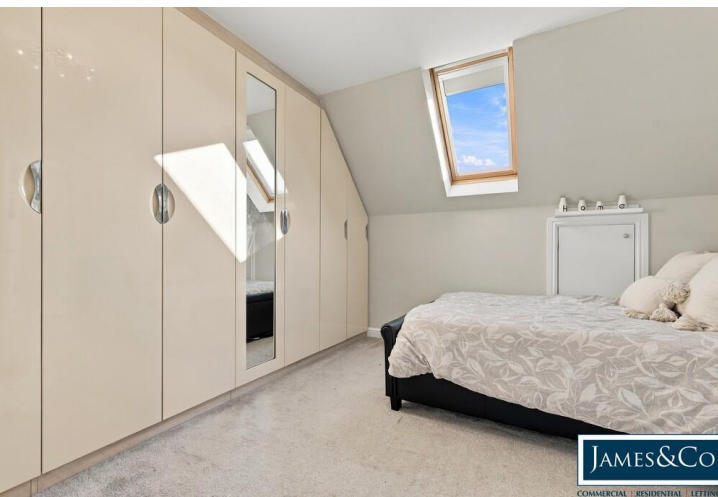
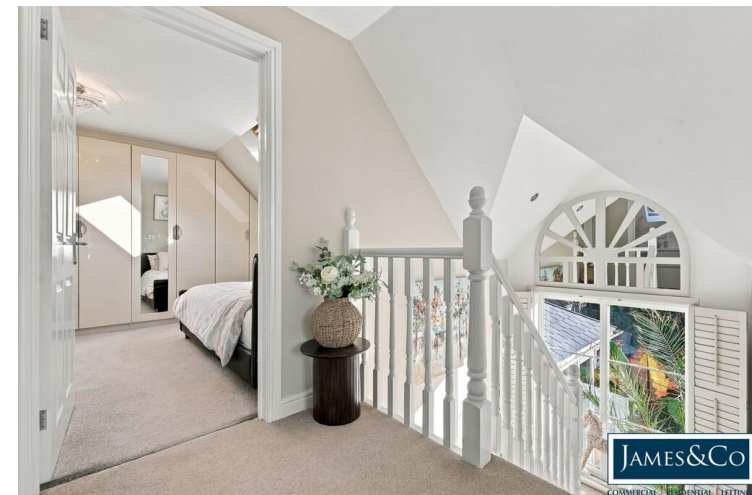
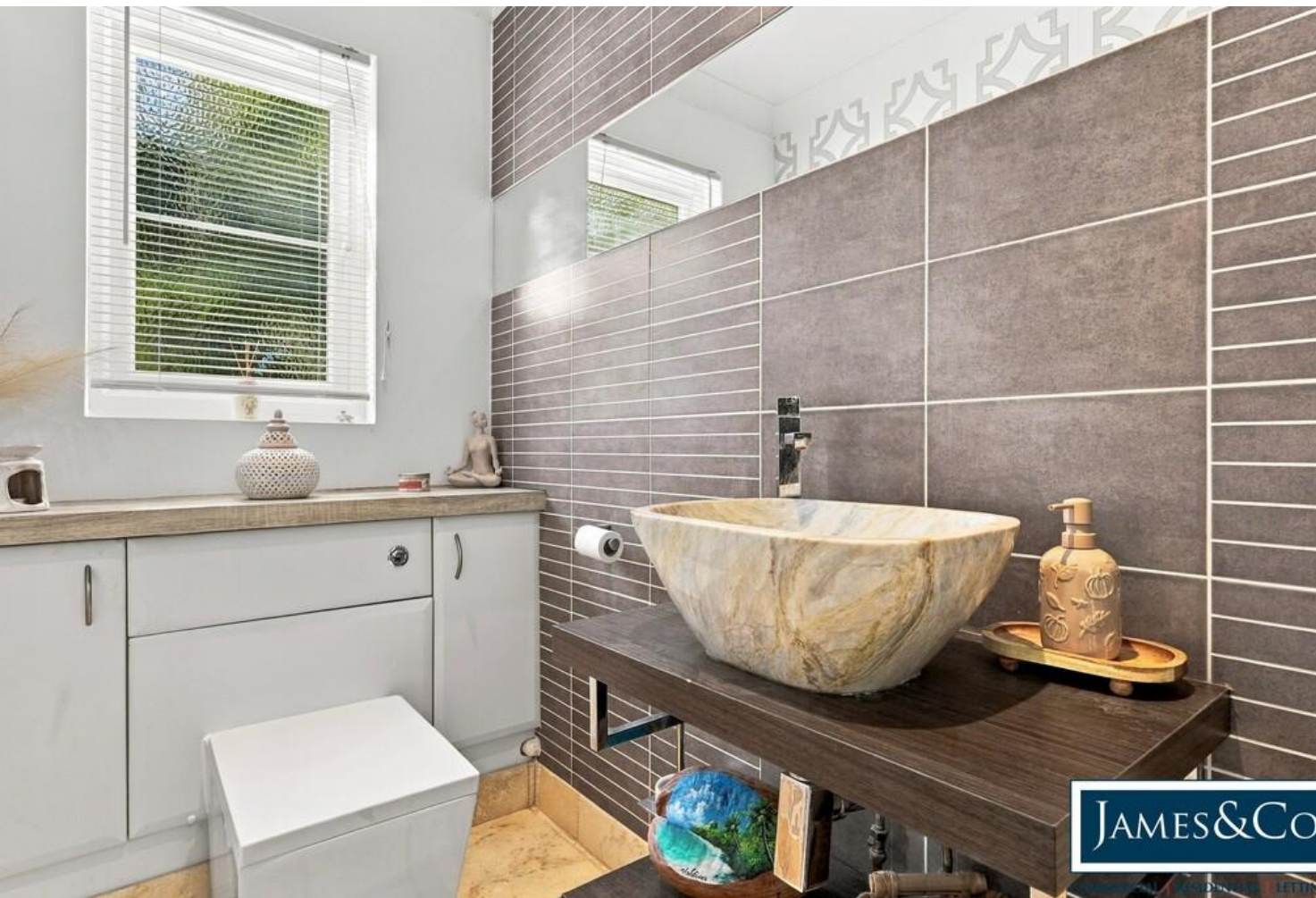
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## BATHROOM / EN SUITE

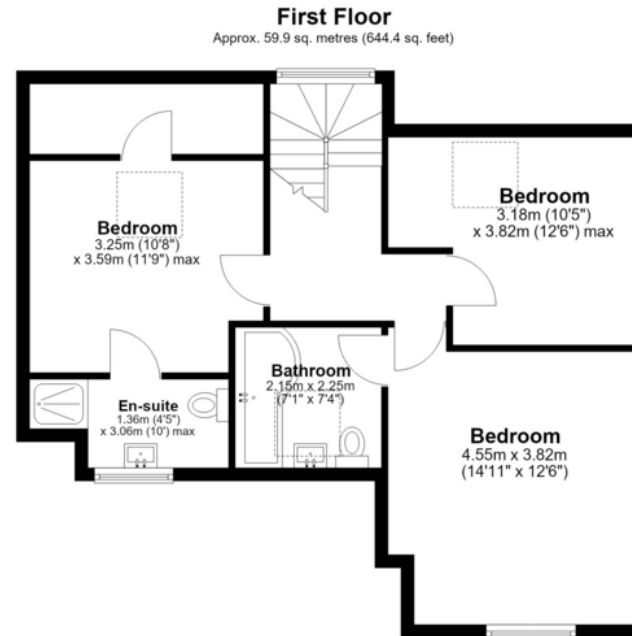
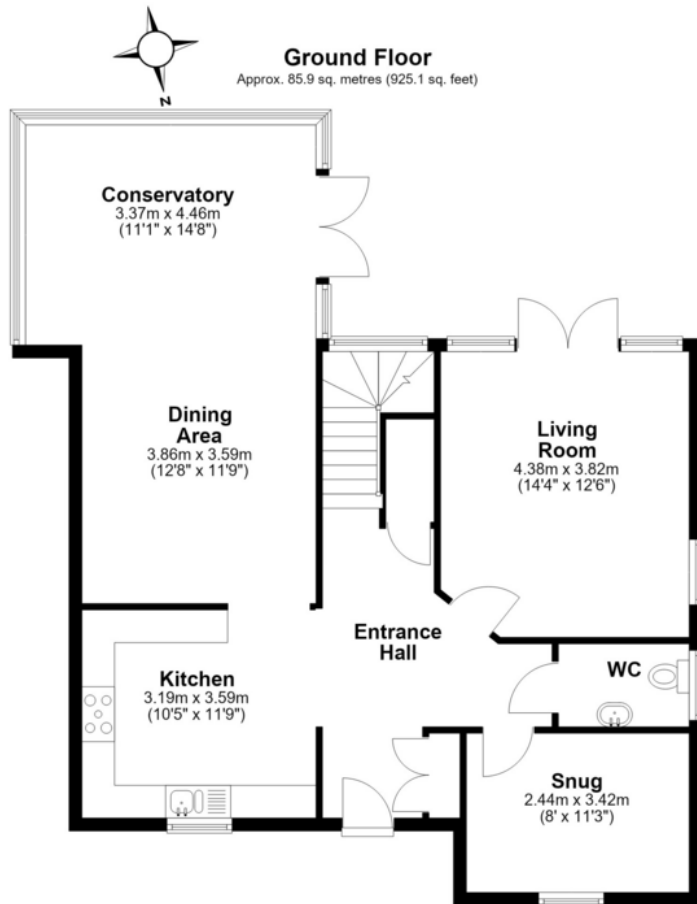
## OUTSIDE

Driveway parking with the rear garden attractively landscaped with mature flower and shrub borders, patio areas. Hot Tub Area - Summerhouse providing a useful garden room.









Total area: approx. 145.8 sq. metres (1569.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

**Hatfield Lodge**

## COUNCIL TAX BAND

Tax band E

## 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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