



PESTELL & Co  
ESTABLISHED 1991

27 Chestnut Way, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

O.I.E.O - £450,000

*A spacious four bedroom detached family home, situated on a corner plot, in a quiet cul-de-sac in the heart of the village. The accommodation comprises of entrance porch, two reception rooms, kitchen, conservatory and ground floor cloakroom. Upstairs are the four double bedrooms and family bathroom. Externally is a generous garden to rear and side, garage and driveway parking in front.*

Part glazed front door with opaque window to side into:

**ENTRANCE PORCH:**

Vinyl flooring, window to side, ceiling light point and door to:

**GROUND FLOOR CLOAKROOM:**

Vinyl flooring, low level w.c., wash hand basin, opaque window to front, radiator and ceiling light point.

**DINING ROOM - 12'11 x 12'4 (3.94m x 3.76m)**

Carpeted, window to front, two radiator, ceiling light point. Stairs to first floor, door to garage and door into:

**LIVING ROOM - 16' x 12'4 (4.87m x 3.77m)**

Carpeted, sliding doors to rear garden, central fireplace, two radiators and two ceiling light points.



**KITCHEN - 12'8 x 8'6 (3.86m x 2.59m)**

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Built in oven, electric hobs and extraction over, space for appliances. Window to rear and two ceiling light points. Part glazed door into:

**CONSERVATORY - 14'6 x 10' / 10'6 x 10' (4.42m x 3.04m / 3.21m x 3.04m)**

Brick based and separated into two areas, vinyl flooring, part glazed surround, double doors to garden, two radiators and ceiling light points.



#### **LANDING AREA:**

Carpeted, airing cupboard, ceiling light point, access to loft and doors leading to:

#### **BEDROOM 1 - 12'3 x 11'6 (3.73mx 3.50m)**

Carpeted, window to rear, a bank of built in wardrobes, radiator and ceiling light point.

#### **BEDROOM 2 - 13'5 x 11'7 (4.06m x 2.41m)**

Carpeted, window to front, built in cupboards, radiator and ceiling light point.

#### **BEDROOM 3 - 10' x 9'9 (3.05m x 2.96m)**

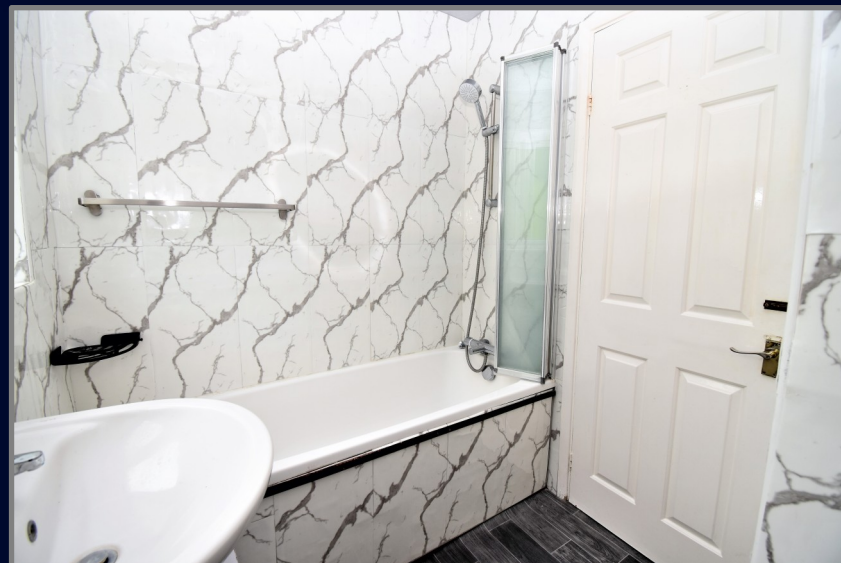
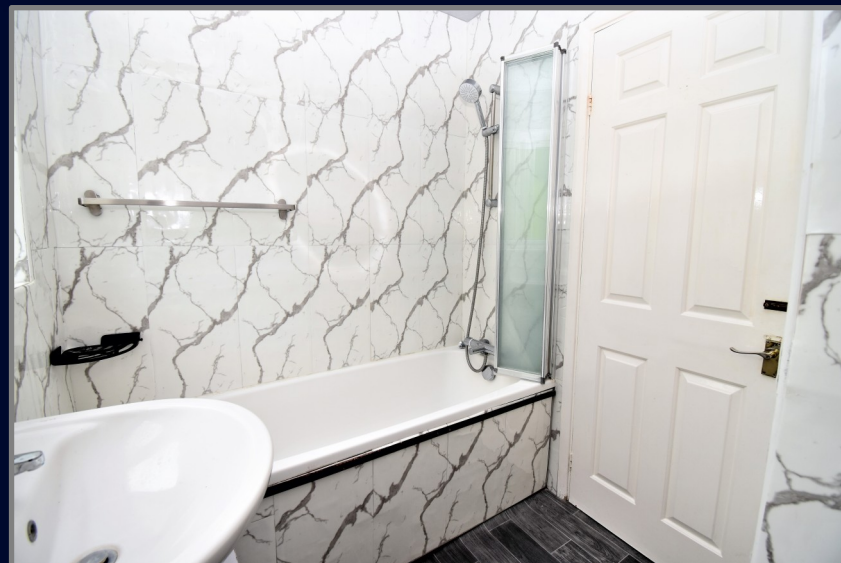
Carpeted, window to front, radiator and ceiling light point.

#### **BEDROOM 4 - 8'8 x 7'7 (2.63m x 2.32m)**

Carpeted, window to rear, radiator and ceiling light point.

#### **FAMILY BATHROOM:**

Vinyl flooring, panel bath with shower attachment, low level w.c., wash hand basin. Opaque window to side, radiator, tiled walls, extraction fan and ceiling light point.



## OUTSIDE:

Sitting on a corner plot, the large rear garden extends to the side. With patio space on back of the house and additional patio to one corner, the remainder is laid to lawn with a garden shed, outside tap, power, light and gated side access to the front.

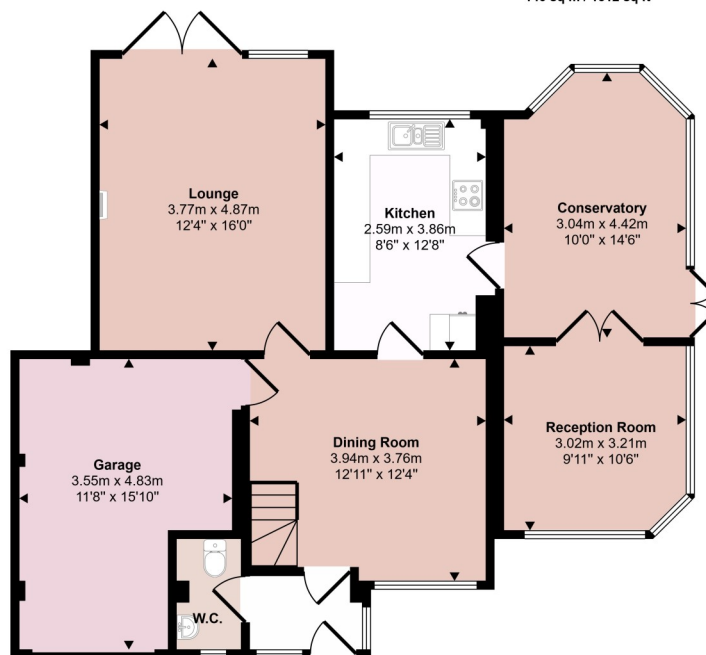
Garage with the 'Up & Over' garage door, wall mounted boiler, light and power.

Block paved private driveway to the front for two vehicles.

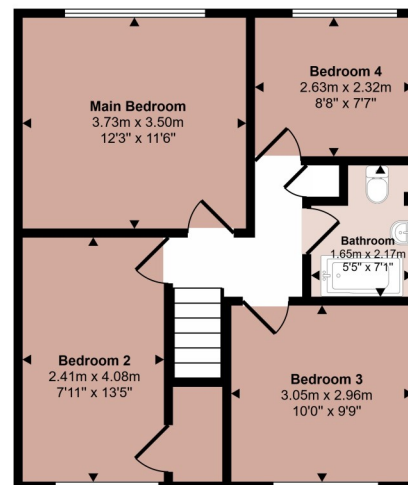




Approx Gross Internal Area  
140 sq m / 1512 sq ft



Ground Floor  
Approx 90 sq m / 966 sq ft



First Floor  
Approx 51 sq m / 546 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**FULL ADDRESS**

27 Chestnut Way, Takeley, Bishops Stortford, Herts, CM22 6RW

**SERVICES**

Gas fired central heating, mains electricity, water and drainage

**LOCAL AUTHORITY**

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

**COUNCIL TAX**

Band E

**Instruction by**

**Mark Hoddle - Director**

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**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.