



PM ESTATES

Property Sales & Lettings



Hawthorn Close

Takeley, Essex CM22 6SD

Guide Price **£450,000**

www.pm-estates.co.uk

Hawthorn Close

Takeley, Essex CM22 6SD

Overview

- Semi-Detached House
- Four Bedrooms
- Modern Styled Kitchen
- Open Plan Living Dining Area
- Family Sized Tiled Bathroom
- Close Proximity to Amenities
- Private Garden and Driveway
- Energy Rating D
- Council Tax Band D
- Investment Opportunity



Description

PM Estates are pleased to introduce this four-bedroom semi-detached house, now available to the sales market.

Upon entering this property, you will be greeted by fitted wood-effect laminate flooring within the open plan living dining area, as well as a modern styled fully fitted kitchen area home to appliances inclusive of a full-size dishwasher.

The property boasts four sizable bedrooms, three of which are double in size. The upper floor also has a fully tiled family sized bathroom complete with a full-size bath and showering facilities. This spacious home also comes with the added benefit of its very own private driveway as well as a private garden, with an external purpose-built utility room with additional washing machine.

Takeley is located on the outskirts of Bishops Stortford and is conveniently positioned 2.6 miles from Stansted Airport and is a short 8-minute drive to access the M11 corridor providing a route to London within 40 minutes.

Takeley has become increasingly popular with families due to the quality of schools, such as The Christian School which is just a 5-minute walk from the Godfrey Crescent development itself (0.2miles) as well as the Roseacres Primary School which is a convenient 15-minute walk away (0.8miles).

Call us today to avoid disappointment on 01279 654646



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Takeley is a quaint village and civil parish in the Uttlesford district of Essex, England. Takeley is situated nearby to Smith's Green, and northwest of Hope End Green, and is centrally located by the historic market town of Bishop's Stortford, which is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering additional routes to Stansted Airport, Cambridge, Braintree, Harlow and Saffron Walden.

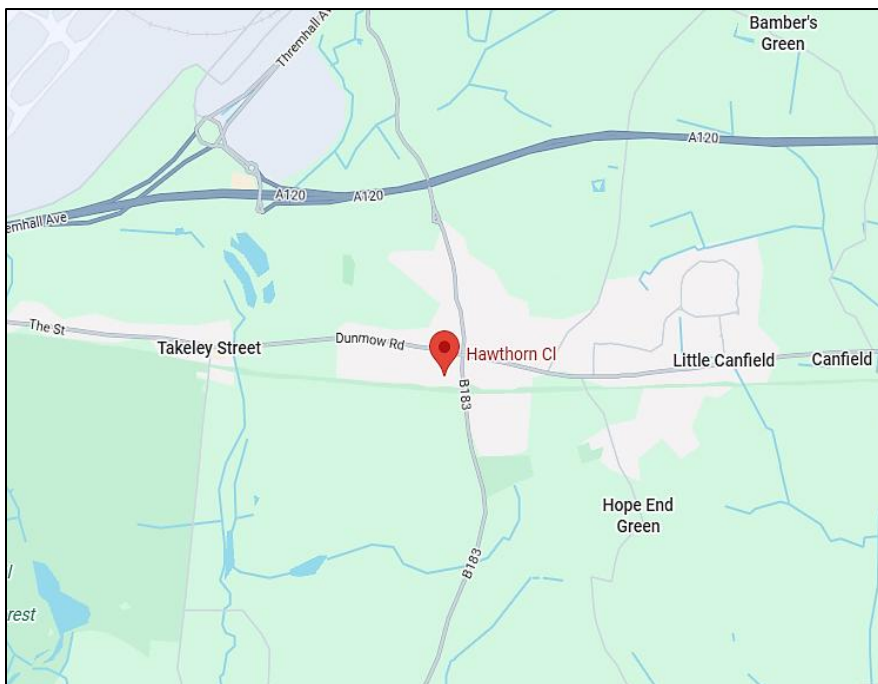
Directions From Our Office:

PM Estates
7 Riverside Walk, South Street,
Bishop's Stortford CM23 3AG

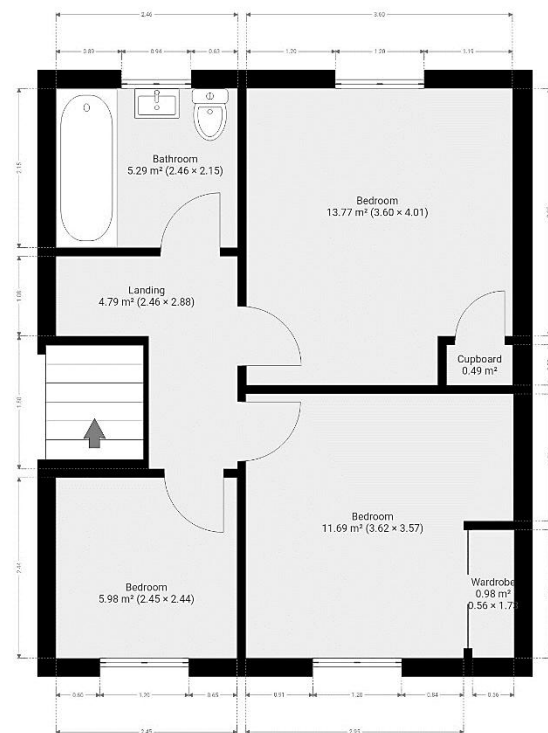
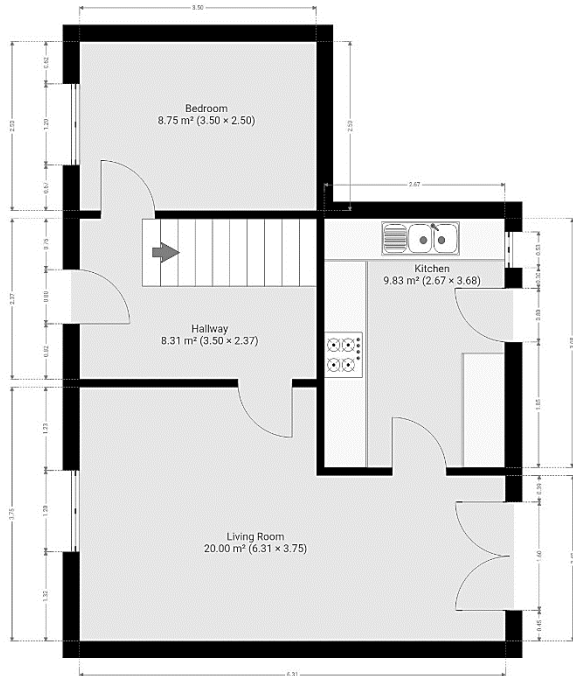
Follow A1059 to The Causeway/A1250
(0.2 mi)

Follow A1250 and Dunmow Rd/B1256
to Hawthorn Close in Takeley
(4.7 mi)

Turn right onto Hawthorn Close



Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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Email: info@pm-estates.co.uk

www.pm-estates.co.uk

PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

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