



PESTELL & Co
ESTABLISHED 1991

51 Hawthorn Close, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £450,000

A versatile three bedroom detached family home, situated on a corner plot. The chalet style accommodation comprises of entrance hallway, three reception rooms, kitchen/breakfast room, boot room, ground floor bathroom and cloakroom. Upstairs are the three double bedrooms, one with an dressing room/en-suite shower room. Externally is a very large and private rear garden backing onto the Flich Way and farmland, plus a garage and driveway parking in front. Set at the end of a quiet cul-de-sac in the heart of the village.

Part glazed front door with opaque window to side into:

ENTRANCE HALLWAY:

Vinyl flooring, radiator, under stairs cupboard, ceiling light point, stairs to first floor and doors leading to:

GROUND FLOOR BATHROOM:

Vinyl flooring, panel bath with overhead shower, low level w.c., wash hand basin, radiator, extraction fan and ceiling light point.

LIVING ROOM - 19'8 x 10'10 (5.99m 3.31m)

Carpeted, window to front, open fireplace, radiator, two ceiling light points, archway into:

GARDEN ROOM - 21'10 x 7' (6.66m x 2.13m)

Carpeted, windows and door to rear garden, radiator and two ceiling light points. Door into:



BOOT ROOM:

Carpeted, built in units and sink, door to rear, ceiling light point Door into:

GROUND FLOOR W.C.:

Carpeted, low level w.c., extraction fan and ceiling light point.

KITCHEN - 23'11 x 6'4 (7.30m x 1.95m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Rangemaster style own with extraction over, space for appliances. Windows to rear, two radiators and spotlights. Door into:

STUDY - 11'6 x 10'4 (3.50m x 3.15m)

Wood effect laminate flooring, window to side, radiator, wall mounted boiler and spotlights.



LANDING AREA:

Split landing, carpeted, two windows to front, radiator, two ceiling light points and doors leading to:

BEDROOM 1 - 14'8 x 10'11 (4.48m x 3.33m)

Carpeted, window to front, cupboards, radiator and ceiling light point. Door into:

DRESSING ROOM AND EN-SUITE SHOWER ROOM - 15'6 x 7'7 (4'73 x 2'31m)

Carpeted, window to front, radiator, wood effect laminate flooring, shower cubicle, low level w.c., pedestal wash basin., heated towel rail and ceiling light points.

BEDROOM 2 - 13'4 x 11'3 (4.07m x 3.42m)

Carpeted, window to rear, built in wardrobes and units, radiator and ceiling light point.

BEDROOM 3 - 13'4 x 9'4 (4.06m x 2.84m)

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



OUTSIDE:

A very large private rear garden with patio space off the back of the house, the remainder is laid to lawn with mature beds, trees and borders and backing onto the Flich Way and farmland. Workshop and storage sheds, lighting and gated side access to the front.

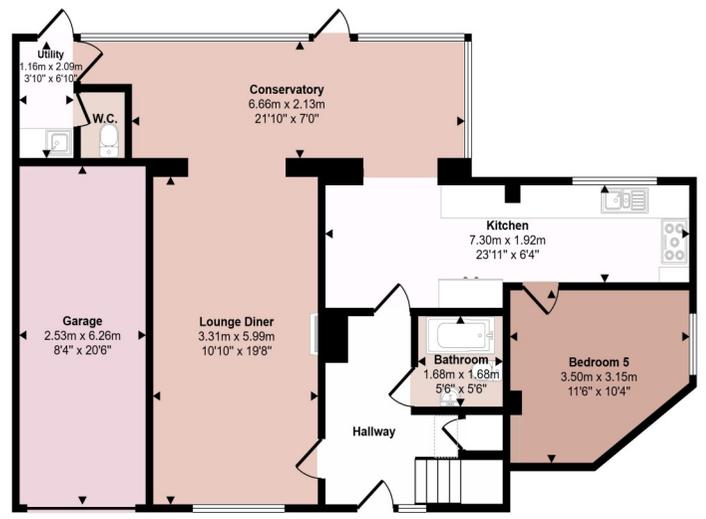
Garage with the 'Up & Over' garage door, light and power.

Block paved private driveway to the front.





Approx Gross Internal Area
165 sq m / 1780 sq ft



Ground Floor
Approx 99 sq m / 1066 sq ft



First Floor
Approx 66 sq m / 714 sq ft

Denotes head height below 1.5m

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

51 Hawthorn Close, Takeley, Bishops Stortford, Herts, CM22 6SD

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

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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.