Daniel Brewer

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Great Dunmow
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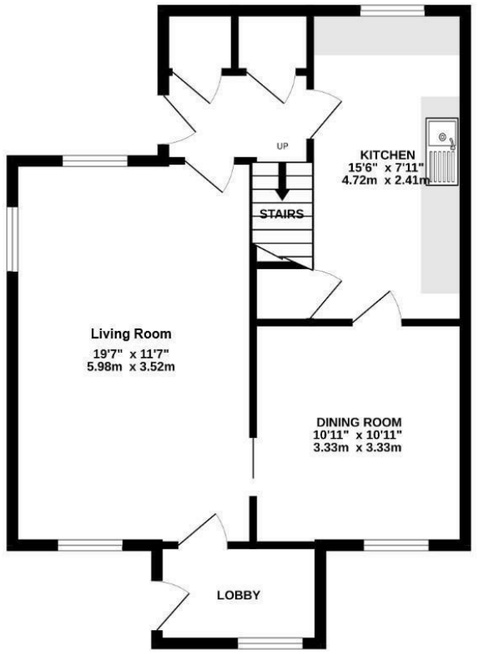
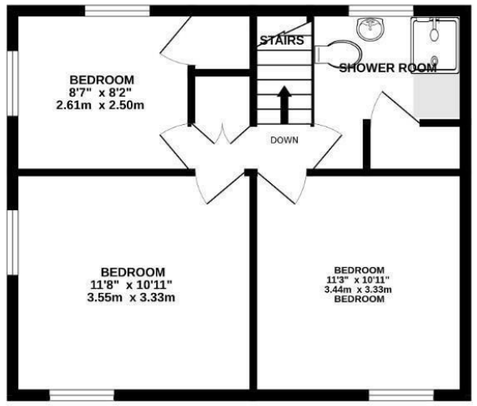
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

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SMITHS GREEN, TAKELEY, BISHOP'S STORTFORD

OFFERS OVER £350,000

Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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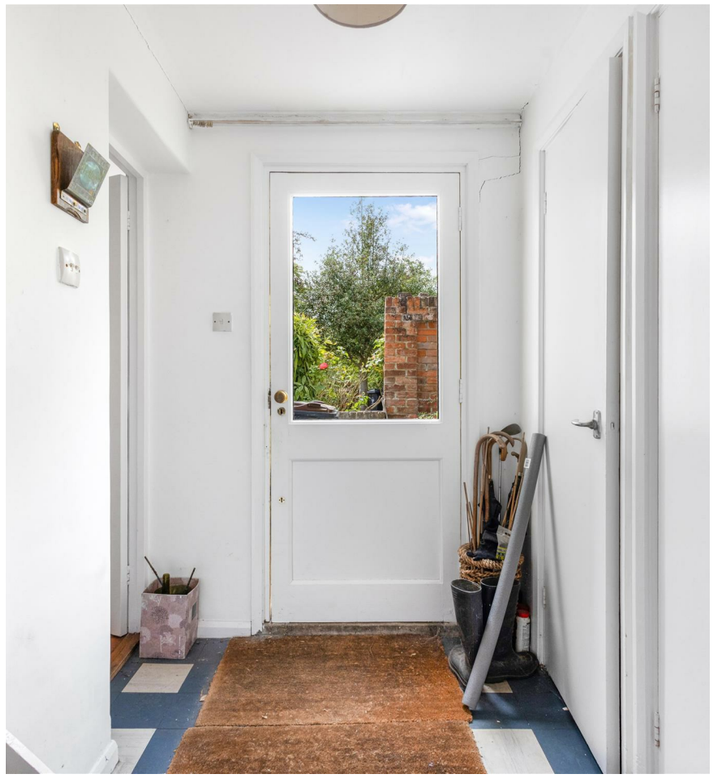


SMITHS GREEN
TAKELEY
BISHOP'S STORTFORD

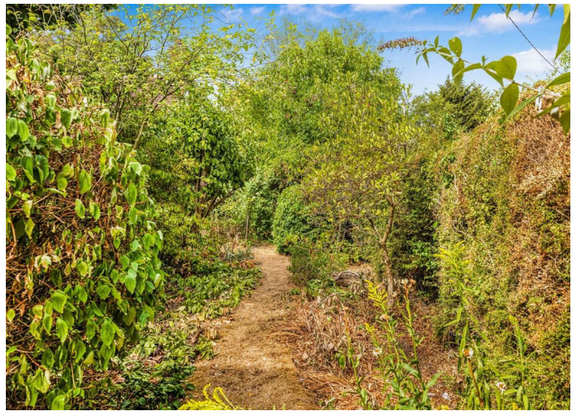
****NO ONWARD CHAIN***A charming semi-detached cottage situated in the popular village of Takeley, offering well-proportioned accommodation arranged over two floors.*

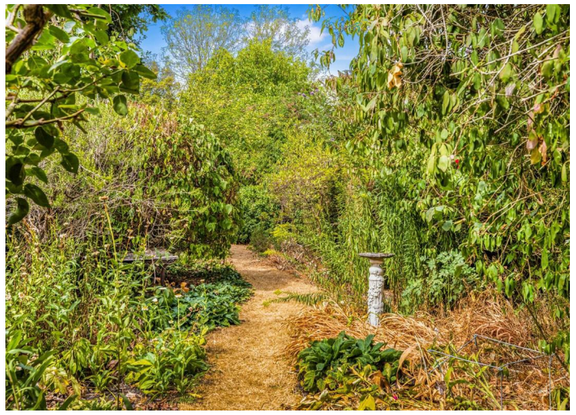
The ground floor comprises an entrance lobby, living room, separate dining room, kitchen and a useful rear hallway which provides access to a variety of additional storage areas.

To the first floor are three bedrooms and a shower room, with further storage cupboards located off the landing and within a number of the rooms.

Externally, the property fronts onto an attractive green area, this is an old common and there is a preservation order preventing development, while to the rear is a stone-paved patio enclosed by low-level walls and providing access to two brick-built storage sheds. A pathway continues through the garden, bordered by a wide variety of mature plants and established greenery.

****IN NEED OF MODERNIZATION***POTENTIAL TO EXTEND STP****





transport links. The village benefits from convenient access to the A120, M11 and Stansted Airport, while retaining a strong local community and historic character. Local landmarks include the Grade I listed Holy Trinity Church, and the village also offers a range of recreational facilities including football and cricket clubs, with surrounding countryside providing pleasant walking routes.

- **Three Bedroom Semi-Detached Cottage**
- **Living Room With Original Fireplace & Masonry**
- **Dining Room**
- **Kitchen**
- **Rear Hallway With Storage Access**
- **Shower Room**
- **Desirable Village Location**
- **Mature Diverse Garden**
- **Brick Built Storage Sheds**
- **Separate Single Garage & Allocated Parking**

Lobby
Entrance via timber door to side aspect, window to front aspect, doors to: Dining Room & Living Room.

Living Room
19'8" x 11'5" (6.0m x 3.5m)
Wooden windows to front, side & rear aspects, fireplace with stone hearth & surround, wall mounted radiator, timber mosaic flooring, ceiling mounted light fixture, various power points. Door to: Rear hallway.

Dining Room
10'9" x 10'9" (3.3m x 3.3m)
Wooden window to front aspect, wall mounted radiator, various storage shelves, mosaic effect timber flooring, ceiling mounted light fixture, various power points.

Kitchen
15'5" x 7'10" (4.7m x 2.4m)
Wooden window to rear aspect, various base level units, oven unit with four ring hob, inset stainless steel sink with mixer tap and drainer units, space for washing machine, space for fridge freezer, splashback tiling, access to boiler, eye level wall mounted radiator, tiled flooring, ceiling mounted light fixture, various power points. Door to: Rear hallway.

Rear Hallway
Glazed door to rear aspect, carpeted stairway to first floor landing, coat cupboard and larder, tiled flooring, ceiling mounted light fixture, various power points.

First Floor Landing
Carpeted flooring, access to storage cupboard, light fixture. Access to attic. Doors to: Bedrooms, Shower Room.

Principal Bedroom
11'9" x 10'9" (3.6m x 3.3m)
Wooden windows to front & side aspect, wall mounted radiator, access to storage cupboard, carpeted flooring, ceiling mounted light fixture, various power points, built in wardrobe.

Bedroom Two
11'1" x 10'9" (3.4m x 3.3m)
Wooden window to front aspect, access to built in wardrobes, wall mounted radiator, carpeted flooring, various power points, built in wardrobe.

Bedroom Three
8'6" x 8'2" (2.6m x 2.5m)
Wooden window to rear & side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, built in wardrobe.

Shower Room
Wooden window to rear aspect, access to cupboard, three-piece suite, walk-in accessible shower with hand holds, pedestal wash hand basin, low level WC, tiled flooring, tiled walls, inset spotlight.

Garage
Single garage with up & over door

Gardens
The property fronts onto an attractive green area. To the rear is a stone-paved patio enclosed by a low-level stone wall, with a brick wall forming the boundary to the neighbouring property. The patio provides access to two useful brick-built storage sheds, while a pathway continues through the garden, bordered on either side by a wide variety of mature plants and established greenery.

Village Summary
Takeley is a well-connected village situated between Great Dunmow and Bishop’s Stortford, offering a good balance of village living and excellent