



PESTELL & Co
ESTABLISHED 1991

51 Garnetts, Takeley, Herts, CM22 6RN

NO ONWARD CHAIN

GUIDE PRICE - £400,000

A three bedroom detached chalet bungalow. The spacious accommodation comprises of entrance hallway, ample living room, kitchen, dining room/ ground floor bedroom, study and bathroom. Upstairs are two further bedrooms. Rear garden, single garage and driveway parking to the front. Located centrally in the village of Takeley, walking distance to the amenities and a short drive to the M11, airport and towns of Dunmow and Bishops Stortford.

Feature front door into:

Entrance Hallway:

Living Room - 20'7 x 10'10

Kitchen - 9'7 x 9'7

Dining Room / Bedroom 3 - 14'11 x 11'1

Bedroom 4 - 9' x 9'3

Study - 9'8 x 6'8

Ground Floor Bathroom

Bedroom 1 - 13'5 x 11'11

Bedroom 2 - 11'7 x 11'1





FULL ADDRESS

51 Garnetts, Takeley, Bishops Stortford, Herts, CM22 6RN

SERVICES

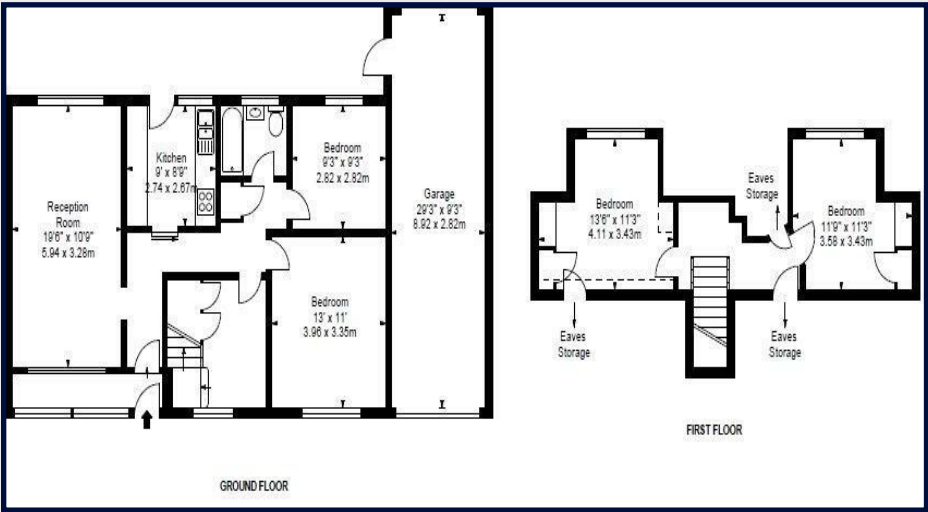
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band E



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.