



## BROOK ROAD, STANSTED MOUNTFITCHET

GUIDE PRICE – £625,000

- 4 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM WITH FEATURE FIREPLACE AND FRENCH DOORS TO REAR
- DINING ROOM
- BEAUTIFUL CONSERVATORY WITH UTILITY AREA AND DOOR TO CLOAKROOM
- KITCHEN WITH AGA
- NEWLY INSTALLED FAMILY BATHROOM
- BUILT-IN WARDROBES TO ALL BEDROOMS
- AMPLE OFF-STREET PARKING AND GARAGE
- REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS
- WALKING DISTANCE TO TRAIN STATION AND LOCAL ANEMITIES

We are pleased to offer this characterful 4 bedroom semi detached house, located in the heart of Stansted Mountfitchet, with the ground floor comprising of a living room with feature fireplace and French doors to rear garden, dining room, kitchen and a beautiful conservatory with French doors to rear garden, a utility area and door to the cloakroom. There are 4 bedrooms to the first floor, all enjoying built-in wardrobes and views of the Stansted Mountfitchet windmill to rear, as well as a newly installed family bathroom. Externally, there are two driveways supplying off-street parking for 4 vehicles, as well as a tandem length integral garage, the rear garden is split into a variety of sections including entertaining patio, raised lawn, covered rose pergola and a sun terrace with summerhouse.





With solid timber and obscure glazed front door opening into:

### **Entrance Hall**

With leaded window to front, stairs rising to first floor landing with understairs storage cupboard, wood effect laminate flooring, wall mounted radiator, ceiling lighting, doorways and archways to rooms.

### **Inner Hallway**

With leaded window to front, wall mounted radiator, telephone and power points, fitted carpet, ceiling lighting, door through to:

### **Living Room 22'8" x 12'7"**

With large bay window to front, French doors and sidelights to rear entertaining terrace and garden beyond, further window to side, feature brick fireplace with oak mantle piece, ceiling lighting, wall mounted lighting, wall mounted radiators, TV and array of power points, fitted carpet.

### **Dining Room 14'9" x 12'2"**

With leaded window to front and further window and door to conservatory and rear garden beyond, ceiling lighting, wall mounted radiators, array of power points, storage cupboard, fitted carpet, further archway through to:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary rolled worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, undercounter water softener, integrated dishwasher, feature AGA with twin oven and twin hob, recess and power for microwave, inset ceiling downlighting, solid oak flooring, array of power points, recess and power point for fridge-freezer, window overlooking rear garden.

### **Conservatory 15'0" x 13'9"**

A Bell shaped uPVC conservatory with brick plinth and uPVC and polycarbonate roof, French doors to rear, ceiling lighting, wall mounted radiator, array of power points, tiled flooring, utility recess with single bowl single drainer stainless steel sink unit with mixer tap, recess plumbing and power for washing machine, eye and base level units with complimentary rolled worksurface and tiled splashback, obscure glazed door to:

### **Cloakroom**

Comprising a close coupled WC, corner wash hand basin with twin taps, wall mounted radiator, half-tiled surround, obscure glazed window to rear, ceiling lighting, tiled flooring.

### **First Floor Landing**

With fitted carpet, window to front, large eaves storage cupboard, power points, ceiling lighting, doors to rooms and access to loft with pull-down ladder, boarding, lighting, power and Velux windows to rear.

### **Bedroom 1 – 15'4" x 13'2"**

With windows to side and rear aspects enjoying views of Stansted Mountfitchet Windmill, built-in wardrobe storage with hanging rails and shelving, fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with twin tap and tiled splashback, ceiling lighting, fitted carpet, wall mounted radiator, array of power points, TV point, access to secondary loft with pull-down ladder, boarding and lighting.

### **Bedroom 2 – 11'4" x 11'1"**

With window overlooking rear garden enjoying views of Stansted Mountfitchet Windmill, ceiling lighting, wall mounted lighting, built-in triple wardrobe, wall mounted radiator, array of power points, fitted carpet.

### **Bedroom 3 – 11'2" x 8'8"**

With window to front, ceiling lighting, further shelf with reading lighting beneath, built-in wardrobes with mirrored sliding doors, hanging rail within, wall mounted radiator, power points, wood effect laminate flooring.

### **Bedroom 4 – 9'5" x 9'0"**

With leaded window to front, ceiling lighting, built-in triple wardrobe, desk with drawers and storage over, ceiling and wall mounted lighting, wall mounted radiator, power points, fitted carpet.

### **Family Bathroom**

Recently installed within the last year comprising a three piece suite of panel enclosed bath with contemporary mixer tap and integrated shower over, tiled surround with glazed screen, vanity mounted wash hand basin with mixer tap, storage beneath, low level WC with integrated flush, inset ceiling downlighting, obscure window to rear, wall mounted radiator, half-tiled surround, wood effect laminate flooring, airing cupboard housing both hot water cylinder and boiler.

# OUTSIDE

## The Front

The front of the property is approached via a paved stepped pathway leading to glazed storm porch and front door, intersecting two block-paved driveways supplying off-street parking for 4 vehicles, array of well-stocked shrub and herbaceous flower beds, power points, lighting and water point, balcony over driveway supplying side access to rear garden, driveway access to:

## Tandem Length Integral Garage

With power and lighting within.

## Rear Garden

Split into a variety of sections of entertaining patio, raised lawn with well-stocked shrub and herbaceous flower beds surrounding, further steps up to a covered rose pergola and additional steps up to a sun terrace laid primarily to stone, with hard-standing and timber summerhouse enjoying power and lighting, further outside lighting and water points that can also be found, all retained by close boarded fencing along with walling.



# DETAILS

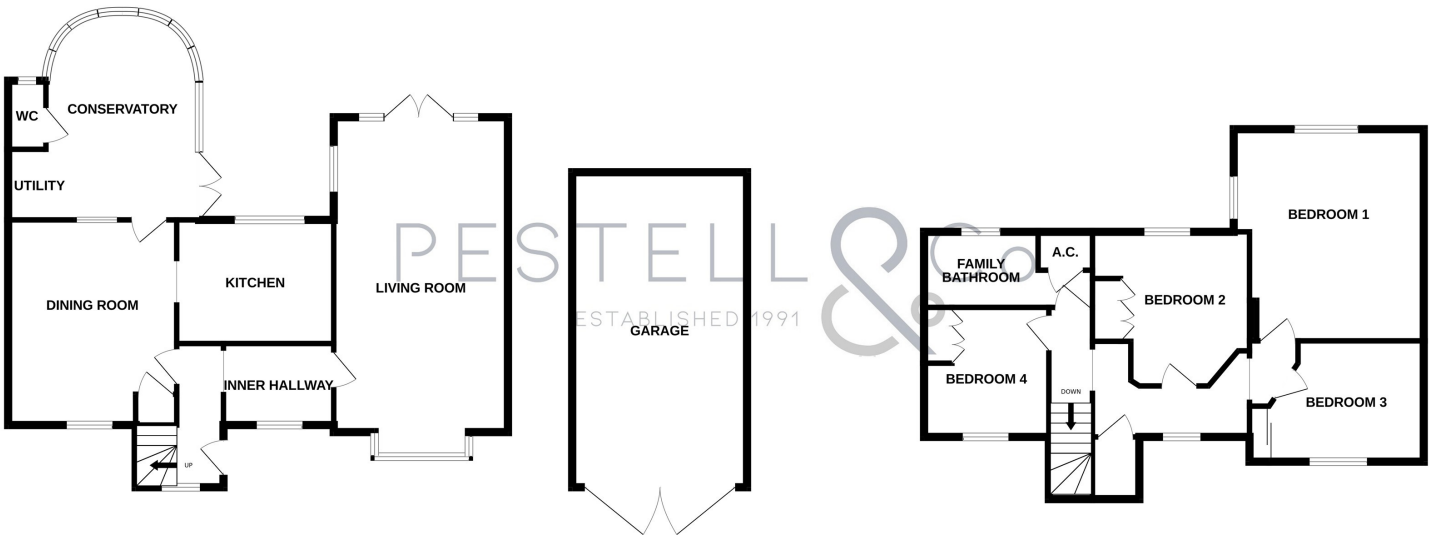
## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLAN

GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



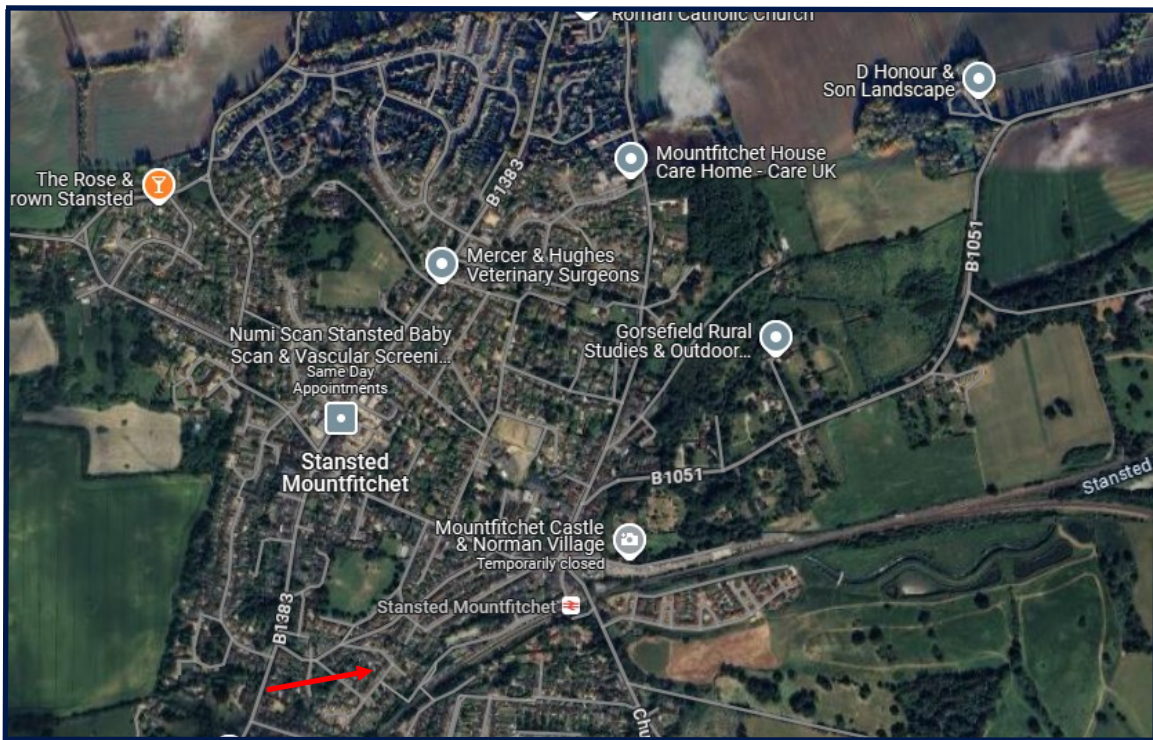
TOTAL FLOOR AREA: 1821 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Brook Road** is located within **Stansted Mountfitchet**, which is a village in the Uttlesford district and is near the Hertfordshire border, approximately three miles from Bishops Stortford. The village is famous for Mountfitchet Castle, an early Norman structure which is believed to have been fortified during the Iron Age and then by the Romans and Vikings. The village itself has a number of public houses, shops as well as other local amenities, primary and secondary schools and airport college, a football club and a train station (within a 2 minute walk of the property) which offers direct access to London, Liverpool Street Station. Stansted also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

## DIRECTIONS



## FULL PROPERTY ADDRESS

6 Brook Road, Stansted Mountfitchet, Stansted,  
Essex, CM24 8BB

## SERVICES

Gas fired central heating, Mains drainage and  
water

## COUNCIL TAX BAND

Band E

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 13/09/2025. 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.

# PESTELL & Co

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Are you a developer looking for an agent to market or value your site?