



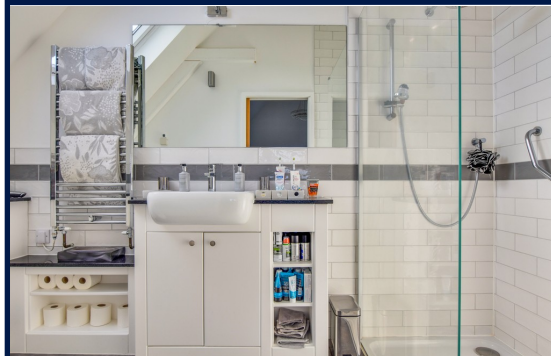
## HOPE END GREEN, TAKELEY

GUIDE PRICE – £975,000

- 3 DOUBLE BEDROOM DETACHED HOUSE
- GATED DEVELOPMENT
- UNDERFLOOR HEATING THROUGHOUT
- KITCHEN & UTILITY ROOM WITH INTEGRATED APPLIANCES
- LIVING ROOM WITH FEATURE FIREPLACE
- AIR CONDITIONING
- EN-SUITE TO 2 BEDROOMS
- AMPLE OFF-STREET PARKING
- LARGE DETACHED GARAGE WITH STORAGE RACKING
- REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS

We are delighted to offer this 3 double bedroom detached home, located within a gated development of only 7 properties. With underfloor heating throughout, the property comprises a large open plan family, kitchen and dining room, living room, home office and a downstairs cloakroom. The kitchen and utility room enjoys integrated appliances. The first floor offers 3 large bedrooms all enjoying built-in storage, 2 en-suites and a Jack & Jill bathroom. The front of the property enjoys ample off-street parking for 6-7 vehicles, and access to a large detached garage. The beautiful rear garden is split into a variety of sections with raised decking and large lawn, and there is a greenhouse and summerhouse/workshop to rear with power and lighting within.





## GROUND FLOOR

With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With turned vaulted oak and glazed staircase leading to first floor landing, understairs storage cupboard, tiled flooring with underfloor heating, inset ceiling downlighting, cupboard housing fuseboard and underfloor manifold, power points, oak doors to rooms.

### **Living Room 16'3" x 13'2"**

With windows on two aspects, inset ceiling downlighting, feature fireplace with multi-fuel stove and media wall above, tiled flooring with underfloor heating, TV telephone and power points.

### **Open Plan Kitchen, Family Dining Room 22'9" x 22'2"**

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite worksurfaces and splashbacks, matching island unit with storage and granite worksurface, twin basin under sunk butler sink with worksurface integrated drainers, mixer tap over, induction hob with contemporary stainless steel extractor fan above, integrated double oven, integrated combination oven, integrated dishwasher, large fridge-freezer, tiled flooring with underfloor heating, inset ceiling lighting, windows to rear and side aspects and further sets of bi-folding doors supplying fantastic connection between indoors and the large entertaining terrace. Further door and window to terrace, TV telephone and power points, sliding door to walk-in pantry with wall-to-wall bespoke shelving, further sink unit with under sunk stainless steel basin and mixer tap, water softener beneath, inset ceiling downlighting.

### **Home Office 11'2" x 8'11"**

With twin doors to rear entertaining terrace, inset ceiling lighting, telephone and power points, tiled flooring with underfloor heating.

### **Utility Room**

With matching cupboard units and granite worksurfaces, stainless steel under sunk sink unit with mixer tap and worksurface integrated drainer, integrated washing machine, integrated tumble dryer, window to front, inset ceiling downlighting, extractor fan, tiled flooring with underfloor heating.

### **Cloakroom**

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, vanity mirror above and storage beneath, stone worksurface, obscure window to front, inset ceiling downlighting, extractor fan, tiled flooring with underfloor heating, wall mounted chromium heated towel rail.

## FIRST FLOOR

### **Vaulted First Floor Landing**

With Velux window to front, wall mounted lighting and pendant lighting over staircase, large storage cupboards with sky and power points within, fitted carpet, doors to rooms.

### **Bedroom 1 – 15'4" x 11'1"**

With window to front, wall mounted air conditioning, pendant and wall mounted lighting, fitted carpet with underfloor heating, build-in Strachan furniture, TV and power points, doors to:

#### **En-suite**

With a fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap, storage beneath and vanity mirror above, low level WC with integrated flush, wall mounted and inset ceiling lighting, wall mounted chromium heated towel rail, Velux window to side, half-tiled surround, luxury vinyl flooring with underfloor heating.

#### **Walk-In Wardrobe**

With fully fitted Strachan shelving and rails, with Velux window to side, wall mounted lighting, fitted carpet with underfloor heating.

### **Bedroom 2 – 16'3" x 13'7"**

Vaulted room with window overlooking rear garden, pendant lighting, built-in storage, power points, fitted carpet with underfloor heating, door to:

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap, storage beneath, low level WC with integrated flush, half-tiled surround, inset ceiling and wall mounted lighting, extractor fan, electric shaving point, luxury vinyl flooring with underfloor heating.

### **Bedroom 3 – 15'6" x 11'3"**

Another vaulted bedroom with windows to rear, inset ceiling lighting, wall-to-wall built-in wardrobes with hanging rail, luxury vinyl wood effect flooring with underfloor heating, power points, door through to:

### **Jack & Jill Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, stone surface, obscure window to rear, inset ceiling and wall mounted lighting, extractor fan, wall mounted chromium heated towel rail, luxury vinyl flooring with underfloor heating.

## EXTERNALS:

### **The Front**

The property is approached via a shingle driveway supplying ample off-street parking for at least 6-7 vehicles, beautifully nestled with laurel hedging and conifers to help with privacy, shrub and herbaceous flower beds, paved ramp and steps to front door, access to:

### **Detached Garage 23'6" x 13'1"**

With electric roller shutter, further lighting and power points, boarded loft with pull-down ladder, lighting and power, solar panels with battery packs and electric car charging point, window to rear garden. Two personnel gates to either side of the property leading to:

### **Rear Garden**

Split into a variety of sections of raised composite decking, with outside wall mounted lighting, water points and electric points can also be found, steps down onto vast lawn that is retained by hedging, walling and close boarded fencing, further area of garden with greenhouse (14'0" x 8'0"), further summerhouse/workshop (13'0" x 10'0") with timber construction and power and lighting within.





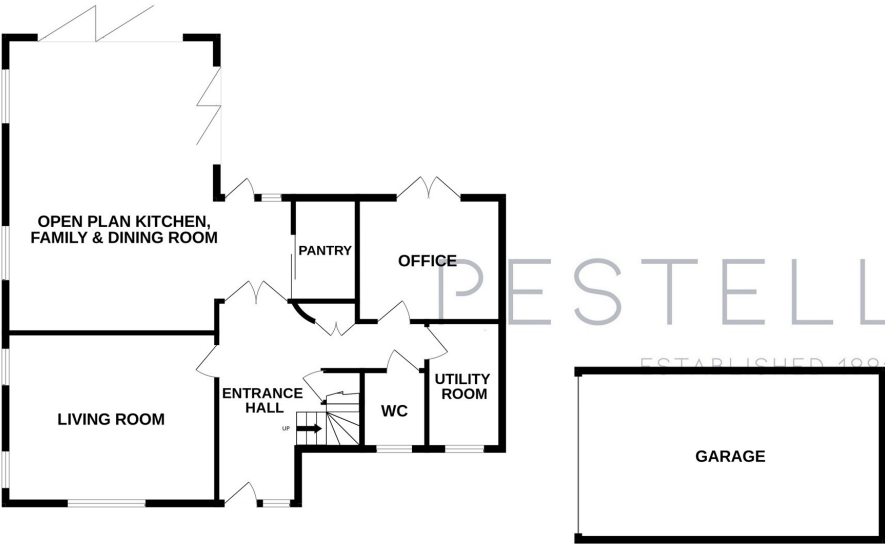
DETAILS

EPC

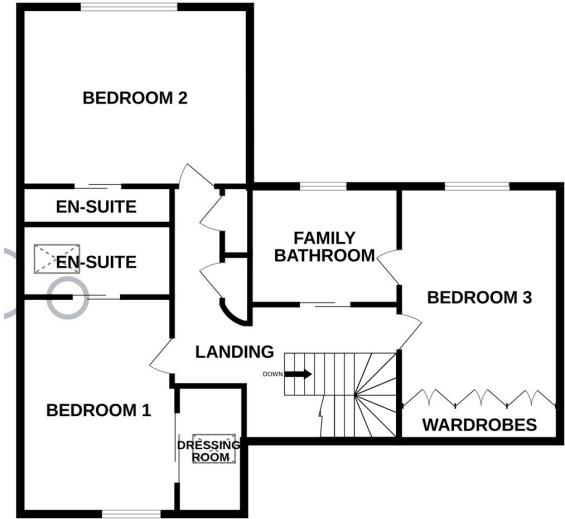
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

FLOOR PLAN

GROUND FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



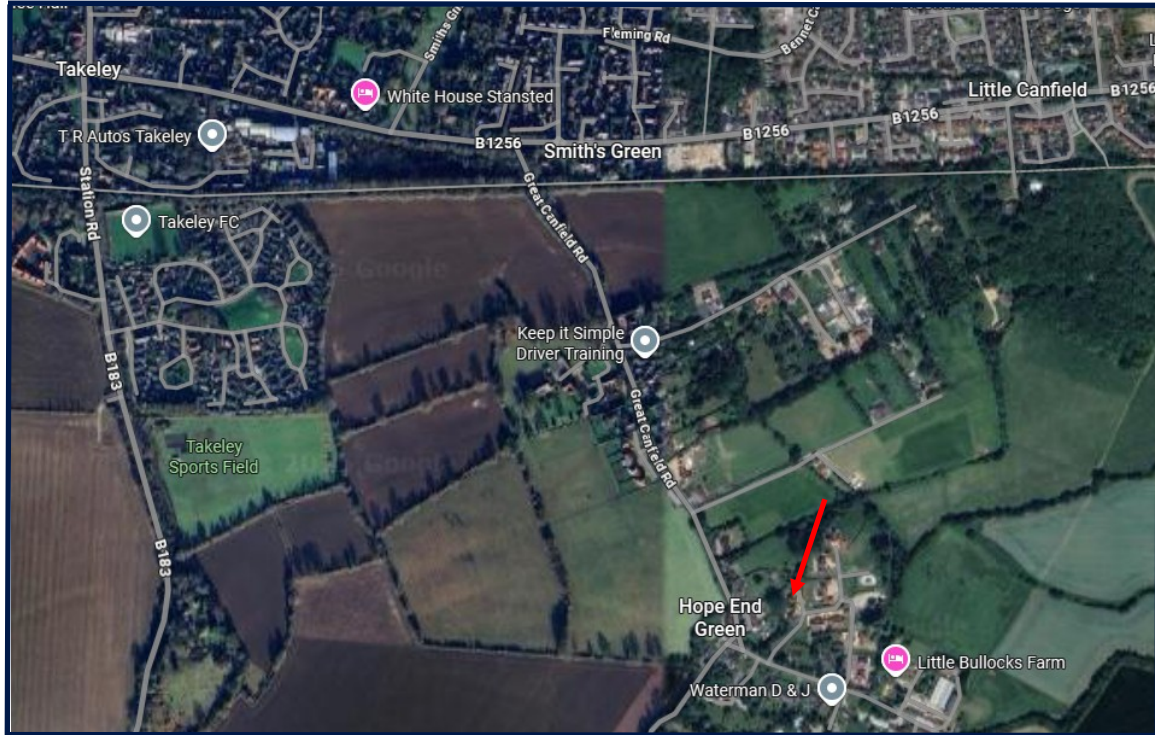
TOTAL FLOOR AREA : 2325 sq.ft. (216.0 sq.m.) approx.

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

The property is ideally located within a gated development of only 7 properties with Takeley being a short drive away also, which enjoys village community shops and newsagents. There are frequent buses nearby to Bishop's Stortford, Great Dunmow, Chelmsford and Stansted International Airport. Bishop's Stortford town centre being just 15 minutes by car benefits from excellent shopping and recreational facilities also giving access to Bishop's Stortford train station that supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Maple Lodge, 2 Nursery Grove, Takeley, Bishops  
Stortford, CM22 6YG

## COUNCIL TAX BAND

Band F

## SERVICES

Electric heating, private drainage, mains water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information in this brochure is accurate as of the date 14/08/2025. 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

ESTABLISHED 1991

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