



King Charles Drive, Stansted Mountfitchet, CM24 8YN

**CHEFFINS**

## King Charles Drive

Stansted Mountfitchet,  
CM24 8YN

- Two double bedrooms
- Strong commuter links
- Off street parking
- Popular residential location
- Stylish accommodation
- Two parking spaces with EV charger

A stylish and immaculately presented two bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with two allocated parking spaces and a south facing rear garden.

2 1 1

**Guide Price £350,000**





## LOCATION

Stansted Mountfitchet offers local shopping facilities, schooling, a good selection of restaurants and public houses and a main line railway station with commuter services to London's Liverpool Street. The market town of Bishop's Stortford, approximately 3 miles distant, offers multiple shopping and sporting facilities, schooling for all ages including Bishop's Stortford College, Anglo European School and a further main line railway station. Access to the M11 (J8) is approximately 3 miles with the A11 and Cambridge to the north and the M25 and London to the south.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, porcelain tiled flooring, staircase rising to the first floor and door to:

### RECEPTION ROOM

Double glazed window to the front aspect, wood panelled wall and opening to:

### KITCHEN/DINER

Fitted with a range of base and eye level units with quartz worktops and stainless steel sink, built-in electric oven, four ring Neff induction hob with extractor hood over, integrated Neff dishwasher, integrated fridge and freezer. Porcelain tiled flooring and double glazed patio doors opening to the rear garden. Door to:

### CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, porcelain tiled flooring and part-tiled walls.

## FIRST FLOOR

### LANDING

Part-panelled walls and doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and part-panelled walls.

### BEDROOM 2

Double glazed window to the front aspect, built-in over stair storage cupboard, built-in shelving and a bespoke Murphy wall bed.

### BATHROOM

Comprising low level WC, ceramic wash basin with drawers beneath, panelled

bath with shower over, heated towel rail, porcelain tiled flooring and part tiled walls.

## OUTSIDE

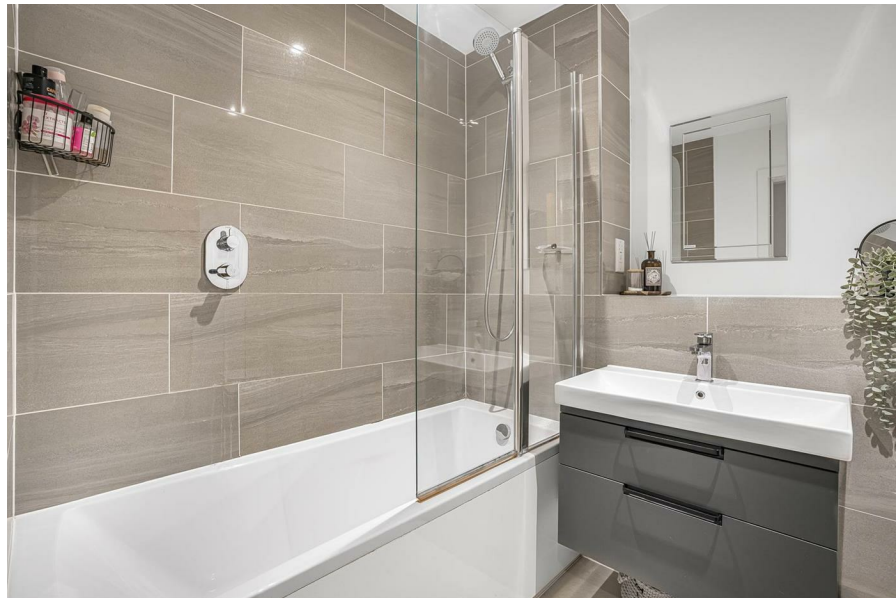
To the front of the property there are two allocated parking spaces and an EV charging point. The south facing rear garden has been landscaped with a tiled terrace, tiered decking with a raised shrub bed and a timber storage shed. There are timber fences to the borders with gated access to the rear.

## AGENT'S NOTE

There is an Estate Management charge of £740 p.a.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 99        |
| (81-91) <b>B</b>                            | 86      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Tenure - Freehold

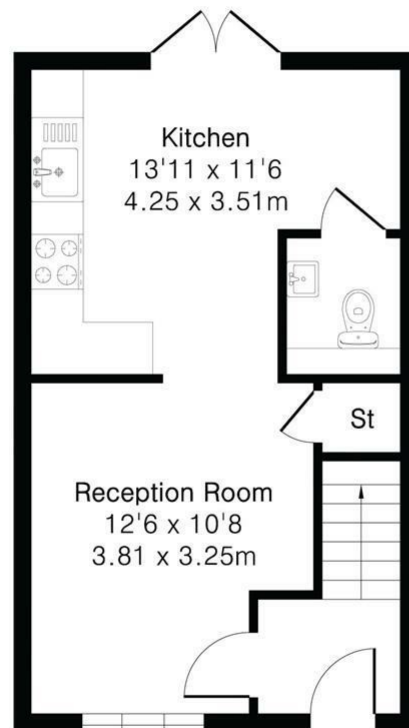
Council Tax Band - C

Local Authority - Uttlesford

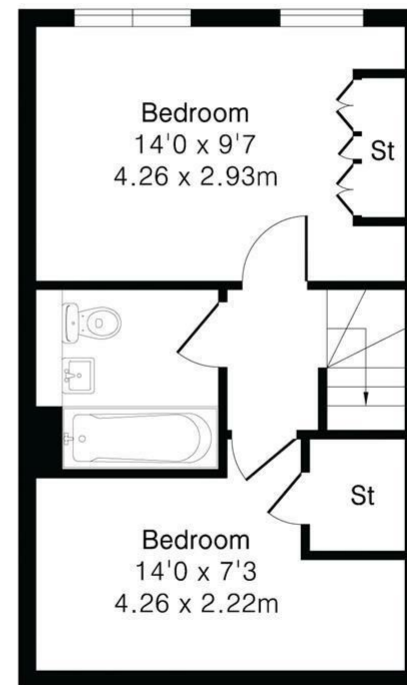
**Approximate Gross Internal Area 678 sq ft - 64 sq m**

Ground Floor Area 339 sq ft - 32 sq m

First Floor Area 339 sq ft - 32 sq m



Ground Floor



First Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

