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Woodbriar, The Street, Takeley, Takeley, Essex, CM22 6QW

Offers over £650,000

Fabulous newly renovated four bedroom detached bungalow with a 130ft South facing rear garden.

The accommodation consists of; Entrance hall, impressive open plan living area including a high quality kitchen, dining area with double doors to the rear garden and a stunning sitting area with vaulted ceiling and two sets of bi-folding doors. In addition, there is a large principle bedroom suite with fitted wardrobes and an en-suite shower room, two further double bedrooms, a utility/4th bedroom and a bathroom.

The beautifully landscaped South facing rear garden measures 130ft x 45ft and includes a good quality insulated shed and a large Pagoda with power and lighting. Beyond the rear garden is the Flitch Way, a flat and well maintained path accessible to walkers with a range of mobility needs.

The property is located within a short drive of the village centre and the location is excellent for access to the M11 junction at junction 8, Stansted Airport and the market towns of Bishop's Stortford and Great Dunmow. Hatfield Forest can be accessed within a short walk directly from the Flitch Way.

EPC Rating is C. Council Tax Band is D.

Entrance Hall

Large entrance hall with double glazed front door, two useful storage cupboards and internal doors to;

Impressive L-Shaped Open Plan Living Area

Huge open plan living currently used as;

Kitchen/Dining Room

25'5" x 15'1" (7.77m x 4.60m)

Large and bright space with a high quality fitted kitchen and an excellent range of wall and base units (incorporating soft close feature). The kitchen has a large island unit with an inset stainless steel sink and stylish mixer tap, granite work tops and integrated appliances including fridge/freezer, dishwasher, double oven with extractor over, microwave and washing machine. There are double doors leading to the garden and other notable features are the Oak flooring and tall modern radiator.



Sitting Room

16'6" x 14'7" (5.03m x 4.47m)

Another large and bright space with feature vaulted ceiling, two sets of bi-folding doors, Oak flooring and tall modern radiator.



Principle Bedroom Suite

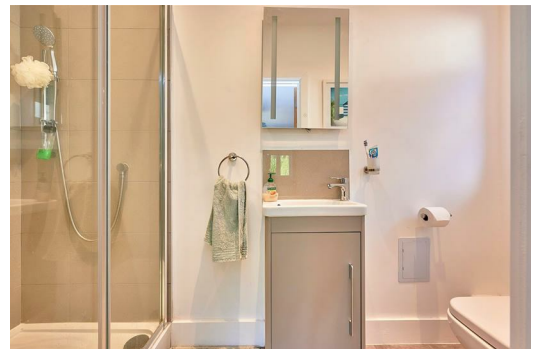
15'10" x 10'0" (4.83m x 3.05m)

Large double bedroom with double glazed window to the front.



En-Suite Shower Room

Modern suite with shower unit, wash basin and WC, double glazed window to side.



Bedroom 2

11'3" x 11'3" (3.43m x 3.43m)

Large double bedroom with double glazed window to front.



Bedroom 3

11'4" x 11'3" max (3.46m x 3.44m max)

Further spacious double bedroom with double glazed window to side.



Utility/Bedroom 4

10'0" x 6'5" (3.05m x 1.98m)

Originally a bedroom, the owner has converted this room to a utility/small additional kitchen but this could easily be removed and the room could be utilised as a bedroom once again.



Bathroom

10'0" x 6'2" (3.07m x 1.88m)

Modern white suite with bath, WC, sink, heated towel rail and tiling around the bath. Double glazed window to the side.



Rear Garden

130ft x 45ft (39.62mft x 13.72mft)

Large and beautifully landscaped South facing rear garden measuring approximately 130ft x 45ft. There is a spacious and insulated shed with power and light and a large Pergoda, again with power and lighting. There is also lighting throughout the garden and there is gated rear access to the Flitch Way which leads directly into Hatfield Forest.



Rear Access to Flitch Way

Footbridge leading from the rear gate to the Flitch Way and on to Hatfield Forest.

Front Garden and Driveway

Large gravelled driveway providing off road parking for numerous vehicles and nicely screened with a lawned area and hedging to the front. There is a wooden 5 bar gate keeping the driveway nice and secure.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

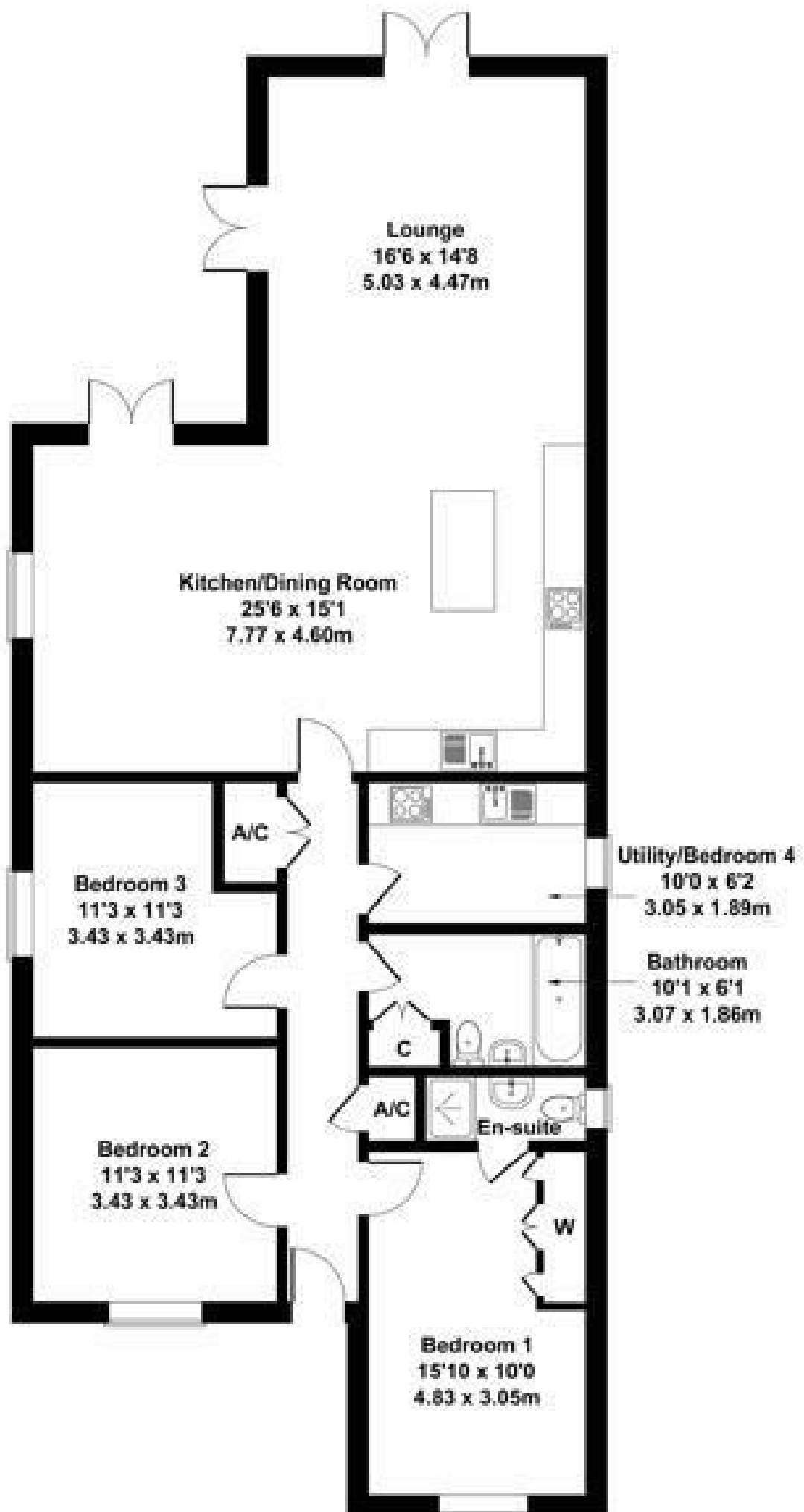
FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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