



PESTELL & Co
ESTABLISHED 1991

43 Hawthorn Close, Takeley, Bishops Stortford, Herts.

GUIDE PRICE - £475,000

A wonderfully presented, four bedroom detached family home, situated on a quiet cul-de-sac in the heart of the village. The chalet style accommodation comprises of entrance hallway, living room, dining room, kitchen, breakfast/utility room and ground floor bathroom. Upstairs are the four bedrooms, one with an en-suite shower room and a separate cloakroom. Externally is a large South facing rear garden backing onto the Flitch Way and farmland, plus a fully functional office room and driveway parking in front for up to five vehicles.

Part glazed front door with opaque window to side into:

ENTRANCE HALLWAY:

Tiled flooring, radiator, under stairs cupboard (with water softener), ceiling light point, stairs to first floor and doors leading to:

GROUND FLOOR BATHROOM:

Tiled flooring, P-shaped bath with overhead shower, low level w.c., wash hand basin. Opaque window to side, heated towel rail, extraction fan and inset down lighters.

LIVING ROOM - 20'4 x 10'11 (6.20m x 3.34m)

Wood flooring, window to front, open fireplace, two radiators, spotlights and open into:



DINING ROOM - 12'8 x 9'5 (3.85m x 2.87m)

Carpeted, sliding doors to rear garden, radiator and ceiling light point.

KITCHEN - 11'9 x 8'2 (3.58m x 2.50m)

Laminate flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Built in oven, four ring induction with extraction over, space for appliances. Window to side and inset down lighters. Open into:

BREAKFAST/UTILITY ROOM - (13' x 8'2 (3.98m x 2.48m)

Laminate flooring, eye and base level units with complementary work surface and inset sink and drainer. Space for washing machine and tumble dryer, sliding doors to rear, door to side, cupboard housing a boiler, radiator and inset down lighters.



LANDING AREA:

Carpeted, window to front, radiator, two loft hatches (boarded, ladder, light), two ceiling light points and doors leading to:

BEDROOM 1 - 12'10 x 11'2 (3.92m x 3.41m)

Carpeted, window to rear, Velux window, a bank of built in wardrobes, radiator and two ceiling light points. Door into:

EN-SUITE SHOWER ROOM:

Fully tiled, shower cubicle, Velux window, heated towel rail and spotlight.

BEDROOM 2 - 8'6 x 7'5 (2.60m x 2.26m)

Wood effect laminate flooring, window to side, built in double wardrobes and airing cupboard, radiator and ceiling light point.

BEDROOM 3 - 10'11 x 6'3 (3.32m x 1.91m)

Wood effect laminate flooring, window to side, radiator and ceiling light point.

BEDROOM 4 - 11'2 x 7'6 (3.41m x 2.29m)

Wood effect laminate flooring, windows to front and side, built in wardrobes, radiator and ceiling light point.

CLOAKROOM:

Laminate flooring, low level w.c., pedestal wash basin, Velux window, radiator and ceiling light point.



OUTSIDE:

A large South facing rear garden with patio space off the back of the house, the remainder is mainly laid to lawn with plant borders and trees backing onto the Flich Way and farmland. Large garden shed to the top of the garden. Gated side access, outside light and power, two taps front and rear.

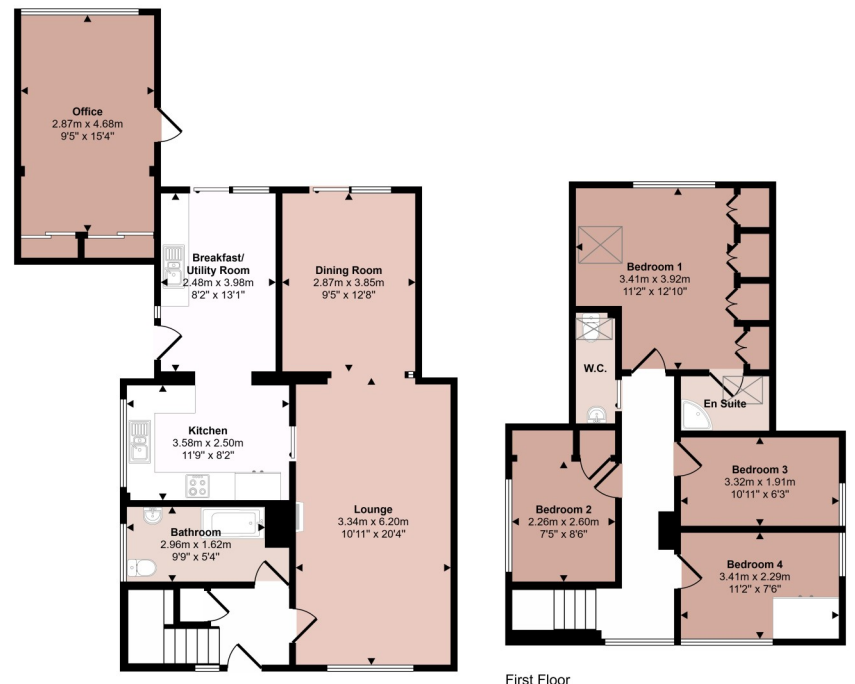
Converted garage, front space is a work shop/storage with an 'up & over' garage door, light and power. The back section is:

FULLY FUNCTIONAL OFFICE - carpeted, door to the garden, window to rear, built in bank of wardrobes, radiator, Wi-Fi, power points and ceiling light points.





Approx Gross Internal Area
134 sq m / 1441 sq ft



Ground Floor
Approx 81 sq m / 868 sq ft

First Floor
Approx 53 sq m / 573 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

43 Hawthorn Close, Takeley, Bishops Stortford, Herts, CM22 6SD

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX

Band E

**Instruction by**

Mark Hoddle - Director

Office Line - 01279 656400

Direct Line - 01279 798464

Email - markhoddles@pestell.co.uk

Website - www.pestell.co.uk

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.