



## RUSSELL FRANCIS WAY, TAKELEY

GUIDE PRICE – £460,000

- 3 BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN LIVING, KITCHEN & DINING
- KITCHEN WITH INTEGRATED APPLIANCES
- VAULTED LIVING AREA
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- IDEAL DRIVEWAY PARKING PLUS VISITOR PARKING AVAILABLE
- ACCESS TO GARAGE
- REAR GARDEN WITH ENTERTAINING PATIO AND LAWN



We are delighted to offer this 3 bedroom semi-detached home located within Takeley, with easy access to The Flitch Way & Hatfield Forest. The ground floor comprises an entrance hall, a large open plan living, kitchen and dining room and a downstairs cloakroom. The kitchen area enjoys integrated appliances, and the living area is vaulted with French doors to the rear garden. The first floor offers a principal bedroom with an en-suite, two further bedrooms and a three-piece family bathroom suite. Externally, the property offers a single garage and a block-paved driveway supplying off-street parking for at least 2 vehicles. To the rear, there is a garden that enjoys an entertaining patio and lawn, with mature shrub and herbaceous borders.







Panel and obscure glazed front door opening into;

### **Entrance Hall**

With ceiling lighting, smoke alarm, telephone and power points, wall mounted radiator, wood effect laminate flooring, stairs rising to first floor landing, doors to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, tiled flooring, space for shoe storage.

### **Open Plan Living, Dining & Kitchen**

With **kitchen area** comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurfaces, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with glazed splashback and extractor fan above, integrated oven, integrated appliances of fridge, freezer, washing machine and dishwasher, ample storage, inset ceiling downlighting, counter display lighting, extractor fan, wall mounted radiator, tiled flooring, power points. **Dining area** with large understairs storage cupboard, ceiling lighting, power points, wood effect laminate flooring into the **vaulted living area**, with TV and power points, wall mounted radiators, Velux windows, wall mounted lighting, French doors and sidelights leading out to rear garden, wood effect laminate flooring.

### **First Floor Landing**

With ceiling lighting, smoke alarm, wall mounted radiator, power points, fitted carpet, airing cupboard housing pressurised hot water cylinder with slatted shelves, loft which is partially boarded with lighting, doors to rooms.

### **Bedroom 1 – 19'3" x 17'5"**

With a variety of windows to three aspects, wall mounted radiators, TV and power points, fitted carpet, ceiling lighting, another access to loft, door to;

### **En-suite**

Comprising an oversized fully tiled and glazed shower cubicle with integrated rainfall shower, wall mounted wash hand basin with mixer tap and tiled splashback, low level WC with integrated flush, half-tiled surround, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, tiled flooring.

**Agents Note** – This above bedroom could easily be split into two to create a fourth bedroom if required.

### **Bedroom 2 – 13'9" x 9'1"**

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

### **Bedroom 3 – 9'5" x 8'6"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower, tiled surround with glazed shower cubicle, wall mounted wash hand basin with mixer tap and tiled splashback, low level WC with integrated flush, obscure window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail, wall mounted mirrored vanity storage, tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 2 vehicles, front door with covered storm porch and lighting, access to garage with up-and-over door, power and lighting within as well as wall mounted boiler, personnel door and window to rear garden, there is a further personnel gate from driveway into;

## Rear Garden

With entertaining patio and lawn, mature shrub and herbaceous borders, all retained by close boarded fencing with a southernly open aspect, outside lighting with water point and water butt, as well as a retractable washing line.





DETAILS

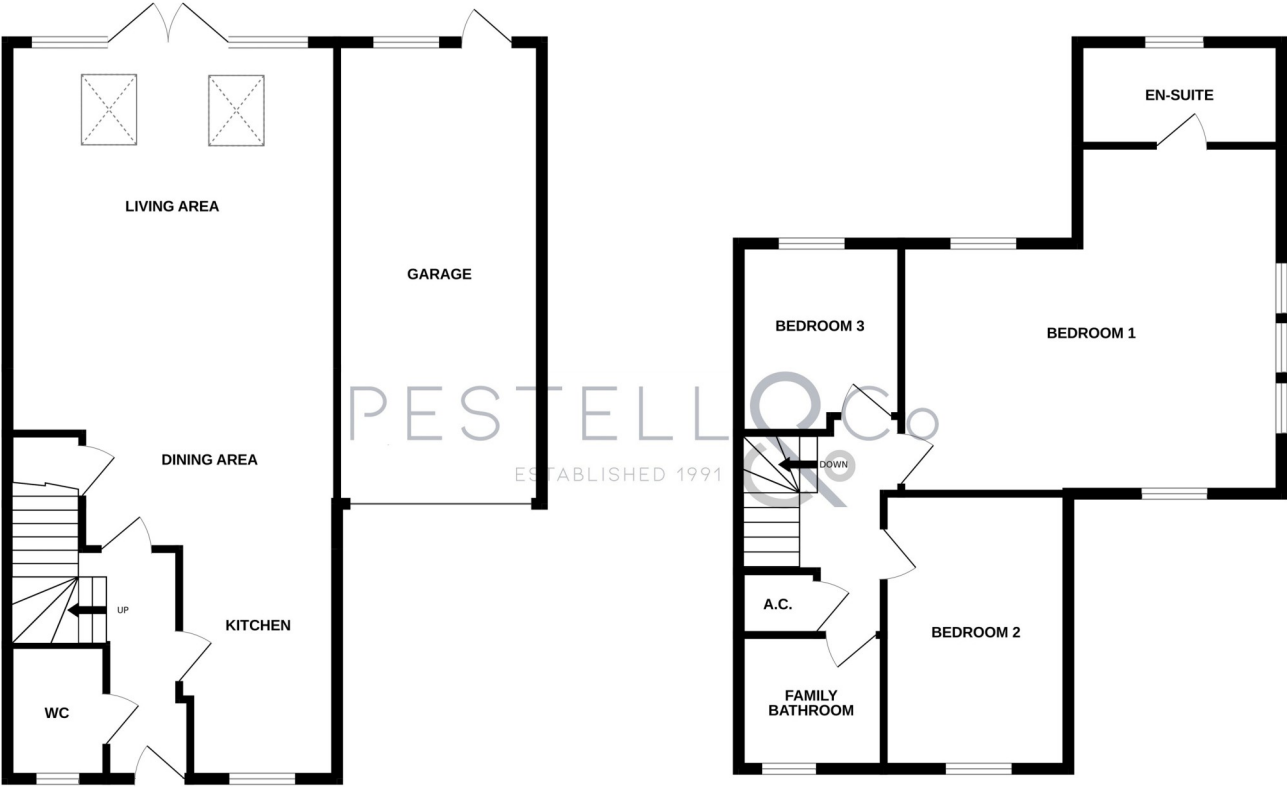
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

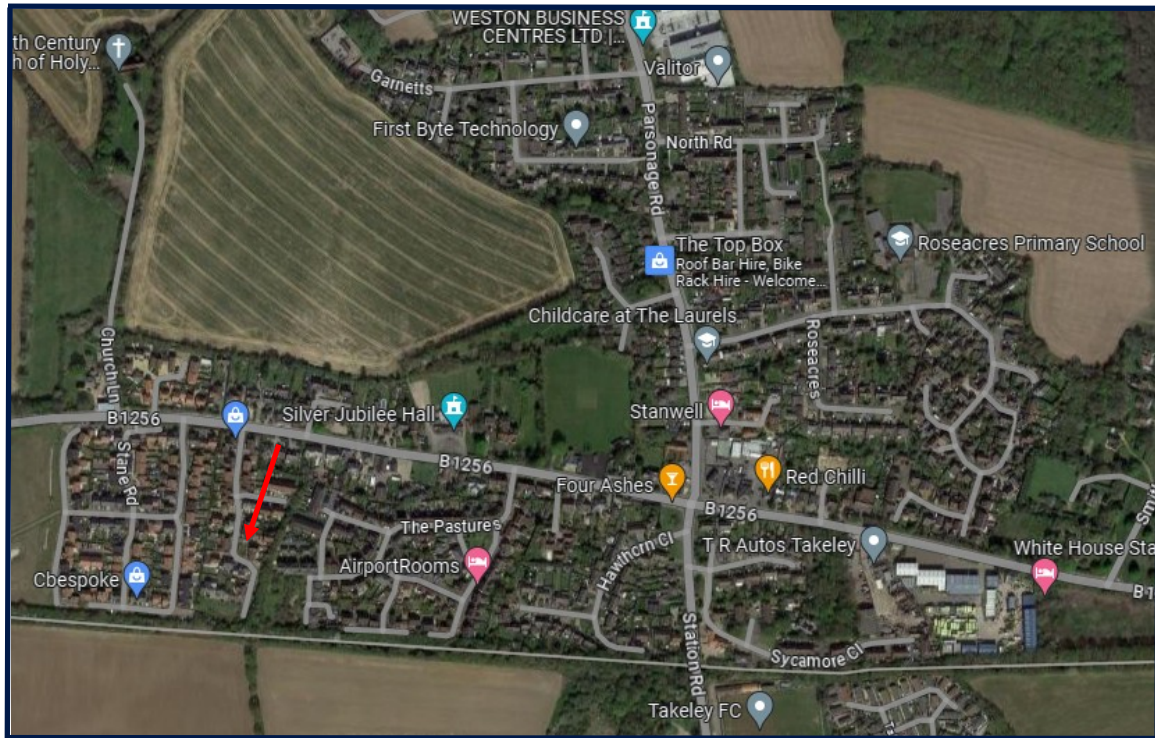


TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

**Russell Francis Way** is located in the village of Takeley with neighbouring towns of Bishops Stortford and Great Dunmow both offering shops, schooling, eateries and recreational facilities. Old Moors is within close proximity to London Stansted Airport, with drop-off at discounted local rates, and also has easy access to The Flitch Way & Hatfield Forest. The A120 close by giving quick and easy access to M11 and Bishop's Stortford beyond which of course benefits from mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

39 Russell Francis Way, Brewers End, Takeley,  
Bishops Stortford, CM22 6FQ

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains 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 09/05/2025. 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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