

Bentfield Road, Stansted, CM24 8HP

CHEFFINS

CHEFFINS

# Bentfield Road

Stansted,
CM24 8HP

3 1 1

## Guide Price £465,000



- Attractive, modern cottage
- Well-appointed kitchen
- Open plan sitting/dining room with direct access to garden
- Well-maintained gardens & off-street parking
- Prime, sought-after village location
- Ideally located for commuters

A stunning, three bedroom house set in one of Stansted Mountfitchet's most desirable locations, within walking distance of the extensive local amenities. The property enjoys beautifully presented accommodation, together with attractive gardens and off-street parking.









## 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
Hardwood glazed entrance door with porch over, staircase rising to the first floor with understairs storage cubpoard, solid timber internal doors and engineered oak flooring which continues through to the adjoining sitting/dining room.

### KITCHEN
Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, induction hob with oven below, integrated fridge freezer, washing machine and slimline dishwasher. Double glazed window to the front aspect overlooking the garden and street scene.

### SITTING/DINING ROOM
Enjoying a good degree of natural light via a double glazed window and pair of double glazed doors with adjoining windows leading to the terrace and garden beyond. The dining area features a chimneybreast, providing an opportunity for a fireplace.

### CLOAKROOM
A spacious cloakroom with WC, wash basin and obscure double glazed window.

## FIRST FLOOR

### LANDING
Solid timber doors to the adjoining rooms and deep built-in airing cupboard housing the pressurised hot water cylinder and the solar hot water controls.

### BEDROOM 1
Double glazed window to the front aspect and fitted wardrobe.

### BEDROOM 2
Double glazed window to the rear aspect overlooking the garden and surroundings. Fitted wardrobe.

### BEDROOM 3
Double glazed window to the front aspect overlooking the street scene.

### BATHROOM
Comprising panelled bath, separate shower enclosure, vanity wash basin, low level WC, heated towel rail and obscure double glazed window.

### OUTSIDE
The property is set in one of Stansted Mountfitchet's most desirable locations, within walking distance of the extensive local amenities. To the front of the property is a stunning garden with wooden picket fencing and pathway leading to the front door. The rear garden has also been lovingly cared-for over a number of years, with a terrace leading from the sitting room and pathway leading to the rear of the garden with gated access to the two off-street parking spaces. To the rear of the garden is a timber shed.

### VIEWINGS
By appointment through the Agents.









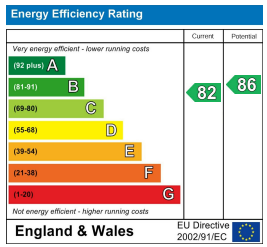













Guide Price £465,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

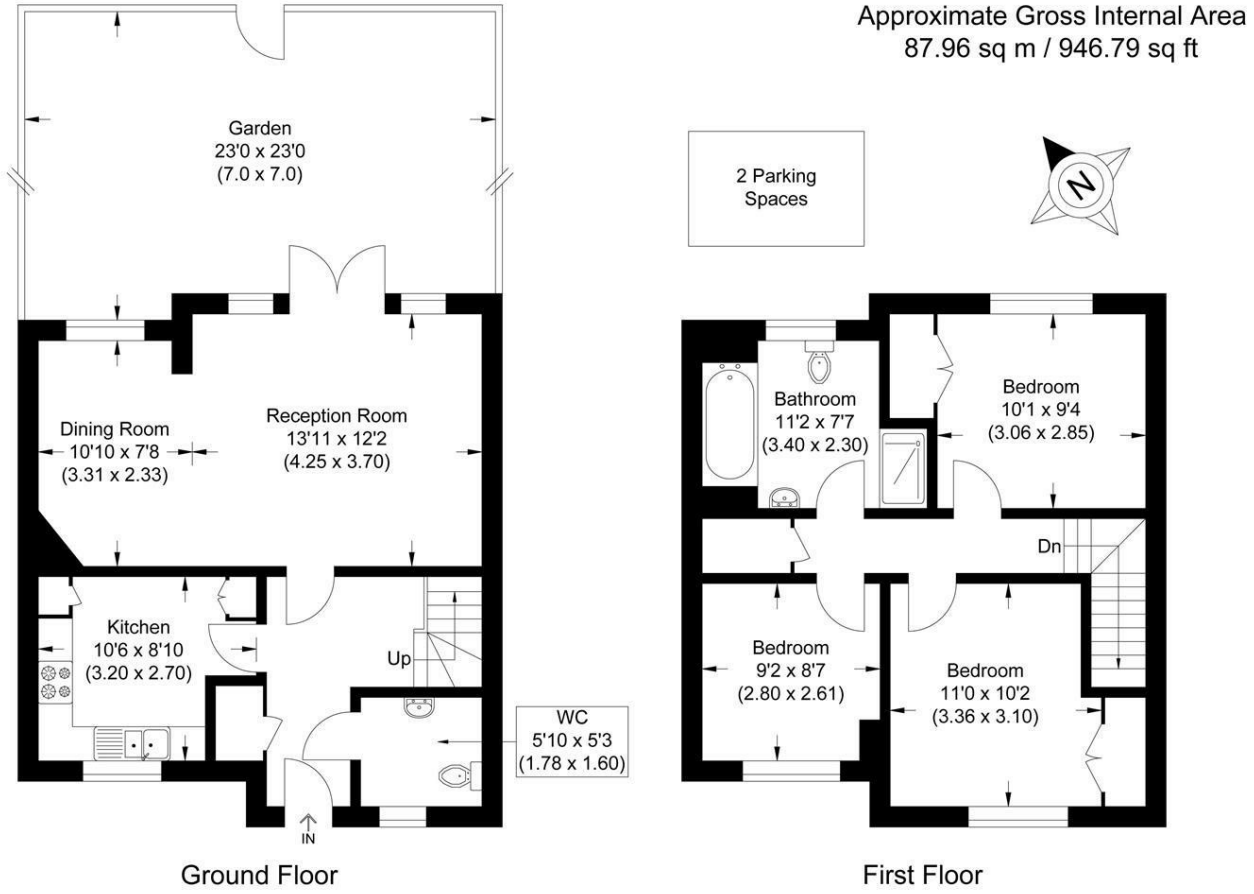



Illustration for identification purposes only, measurements are approximate, not to scale.

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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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