



3 BED SEMI DETACHED · STANSTED

Nuthatch Place

Stansted CM24 8XT

3

BEDROOMS

1

RECEPTION

2

PARKING SPACES

B

EPC RATING

50% SHARE

£210,000

or

100% OWNERSHIP

£420,000

One home, two ways to buy
01279 295940 · blacksheepresidential.co.uk

01 · THE PROPERTY

A great first home, two ways to buy

IN THE OWNERS' WORDS

"We bought the house brand new through shared ownership, which was a brilliant and affordable way for us to get onto the property ladder. It's been a fantastic place to live, really comfortable, easy to manage, and in a friendly neighborhood. It would make a great starter home for anyone looking to get settled in Stansted and make the place their own."

THE CURRENT OWNERS

This modern three bedroom semi detached home sits on a quiet cul de sac on the outskirts of Stansted Mountfitchet, on a development finished in 2020 by Martin Grant Homes.

The ground floor opens with a spacious entrance hall leading to a contemporary kitchen, a generous cloakroom and WC, understairs storage and a full width living room that opens out to a larger than average corner plot garden with side access.

Upstairs, the landing connects two double bedrooms, a well proportioned single bedroom and a large family bathroom with both a bath and a shower, and an airing cupboard. There is driveway parking.

The home can be bought as a 50% shared ownership share, or outright at 100%.





02 · KEY FEATURES

Settle in, make it your own.

- ✓ Three bedroom semi detached home
- ✓ Full width living room opening to the garden
- ✓ Cloakroom and WC, understairs storage
- ✓ Family bathroom with bath and shower
- ✓ Driveway parking
- ✓ Quiet cul de sac
- ✓ Contemporary kitchen
- ✓ Two double bedrooms and a single
- ✓ Larger than average corner plot garden
- ✓ EPC B, gas central heating and double glazing

£210,000

50 % SHARE

£420,000

100 % OWNERSHIP

Band D

COUNCIL TAX

B (84)

EPC RATING

03 · TWO WAYS TO BUY

One home, *your choice*

OPTION 1 · SHARED OWNERSHIP

£210,000

For a 50% share of the home

RENT AND SERVICE CHARGE

£491.25

Payment period to be confirmed

LEASE

99 years from and including 1 January 2019
91 years remaining

ELIGIBILITY

Household income under £80,000 a year
Buyer criteria apply and can be provided

OPTION 2 · FULL OWNERSHIP

£420,000

Asking price for 100% of the home

WHAT YOU BUY

The whole home outright

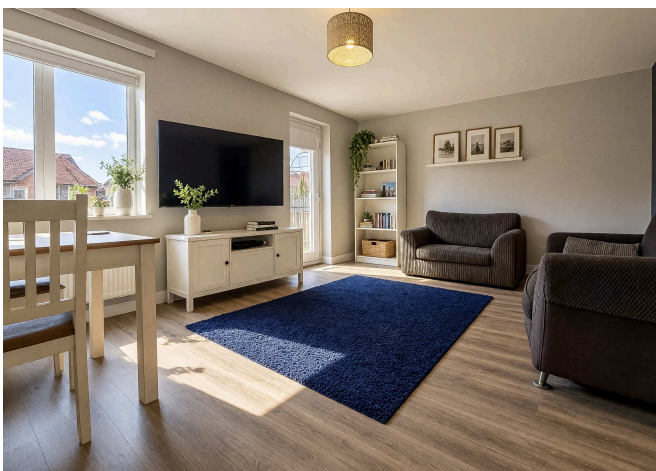
TENURE

To be confirmed

ONGOING CHARGES

To be confirmed

Both options are for this same home. Shared ownership purchases are subject to eligibility and approval. Please ask us for the buyer criteria, and check the lease and costs with your conveyancer and a mortgage adviser.



04 · GROUND FLOOR

Living, kitchen and cloakroom



Reception and dining room 5.18 × 3.84 m 17'0" × 12'7"
Full width, opening out to the garden.

Kitchen 3.05 × 3.05 m max 10'0" × 10'0"
A contemporary kitchen.

Entrance hall
Spacious, with understairs storage.

Cloakroom and WC

05 · FIRST FLOOR

Three bedrooms and a bathroom



Bedroom 1

4.45 × 2.67 m 14'7" × 8'2"

Bedroom 2

4.09 × 2.92 m 13'5" × 9'7"

Bedroom 3

3.35 × 2.49 m max 11'0" × 8'2"

Bathroom

A large family bathroom with bath, shower and airing cupboard.

06 · OUTSIDE

A larger than average corner plot

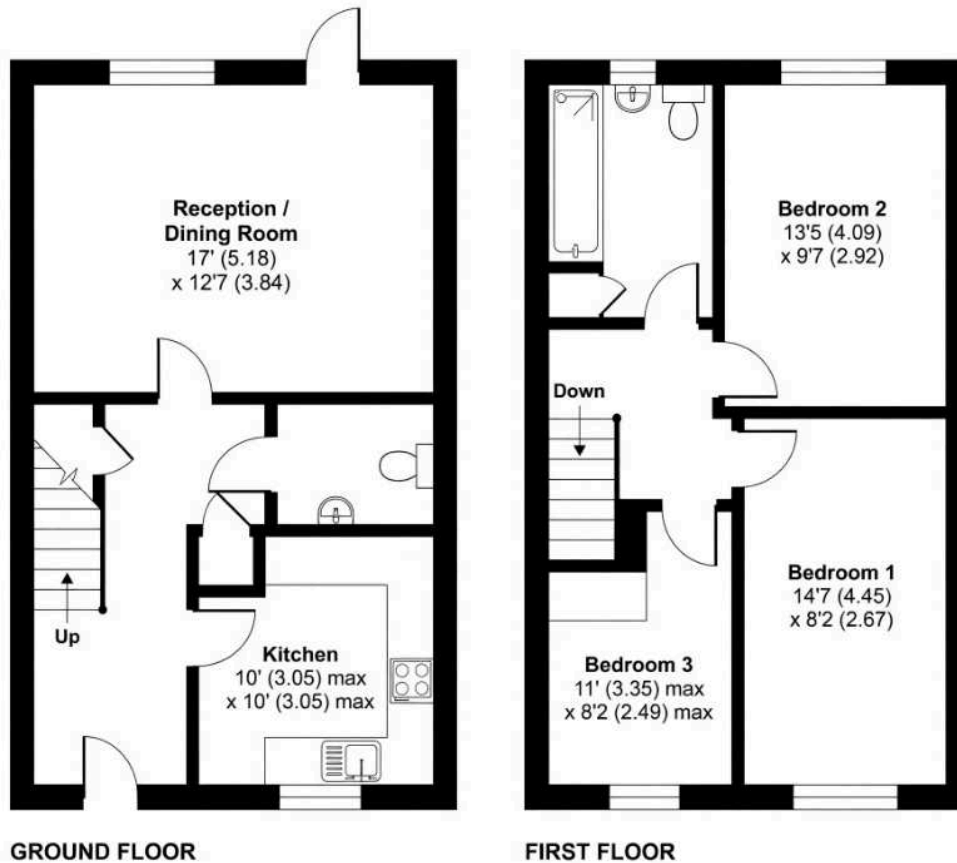


The rear garden sits on a larger than average corner plot, with side access and the living room opening straight onto it.

There is driveway parking for two cars.

07 · FLOORPLAN

How it all fits together



GROUND FLOOR	FIRST FLOOR	APPROX. TOTAL
Living, kitchen	3 bedrooms	90.4 sq m
hall and cloakroom	and a family bathroom	974 sq ft gross internal area

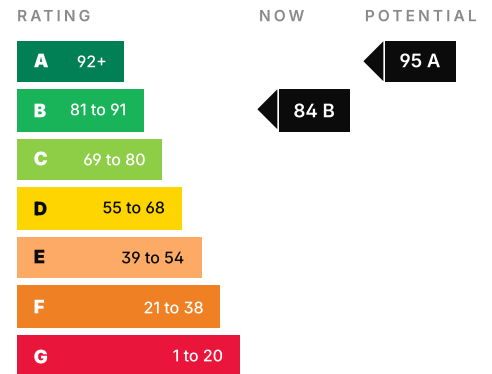
Floorplan for illustration only and not to scale. Measurements and areas are approximate. The EPC records a total floor area of 91 sq m.

08 · GOOD TO KNOW

The practical details

TENURE	Shared ownership: leasehold, 99 years from 1 January 2019 91 years remaining. Tenure for a 100% purchase to be confirmed
COUNCIL TAX	Band D
PROPERTY	Semi detached house, built in 2019 Development finished in 2020
HEATING	Gas central heating, boiler and radiators Double glazing
SERVICES	Mains gas, electricity, water and drainage
BROADBAND	Fibre available, ultrafast estimated Check speeds at checker.ofcom.org.uk
MOBILE SIGNAL	To be confirmed Check coverage at checker.ofcom.org.uk
PARKING	Driveway, two spaces
OUTSIDE	Rear garden on a corner plot, with side access
ACCESSIBILITY	Not suitable for wheelchair users
FLOOD RISK	Rivers and sea: very low. Surface water: very low No flooding in the last five years reported by the sellers
PLANNING	Not listed and not in a conservation area No restrictions or rights of way declared

ENERGY PERFORMANCE



Score 84 (B), potential 95 (A).
Valid until 11 March 2029.
Certificate 0264 3832 7979 9291 5645.

Information from the sellers, Apex27 listing data, the EPC register, the floorplan and a property data report dated 7 October 2026. Please check any point that matters to you with us and your conveyancer.

09 · LOCATION

Historic charm, modern convenience



Stansted Mountfitchet offers a balance of historic charm and modern convenience for families and commuters alike. Local primary schools include St Mary's and Magna Carta, with secondary education at Forest Hall School.

Everyday essentials are in the village centre, with independent shops, bakeries, cafés and a supermarket, plus retail parks in nearby Bishop's Stortford. The Mountfitchet Romeera Leisure Centre has a gym, sports hall and fitness classes, alongside local football clubs, tennis and open green spaces.

GETTING AROUND

- ✓ Stansted Mountfitchet station, direct to London Liverpool Street and Cambridge
- ✓ London Stansted Airport nearby
- ✓ M11 motorway nearby
- ✓ Leisure centre, schools and village shops close by



10 · ARRANGE A VIEWING

Come and see it for yourself

Book a viewing

01279 295940

CALL 01279 295940

EMAIL hello@blacksheepresidential.co.uk

ONLINE blacksheepresidential.co.uk

SOCIAL @Blacksheepresidential on Instagram and Facebook
Follow us to see properties before anyone else

OFFICE Croft, Elsenham, Essex CM22 6LU

These particulars are a guide only and do not form part of any offer or contract. Measurements, floorplans and descriptions are approximate and for illustration. Services, fittings and appliances have not been tested. Shared ownership is subject to eligibility and approval. Please check any point of importance with us before arranging to travel or view.

Photographs in this brochure have been digitally enhanced, and some may have been virtually staged with furniture and decor that is not included in the sale. Unedited photographs are available on request.