



West Road, Stansted, CM24 8NG

CHEFFINS

West Road

Stansted,
CM24 8NG

2 1 2

Guide Price £375,000

- Central location
- Kitchen/diner with bi-folding doors to the garden
- Two bedrooms
- Short walk to Stansted Mountfitchet train station
- Garden featuring a home studio, along with an additional garden/allotment space
- Period features

A characterful two bedroom home situated in a central position and within close proximity to a mainline station. The property offers a wealth of period charm and features a stunning open plan kitchen/diner with bi-folding doors to the garden.





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

SITTING ROOM

The entrance door opens to the sitting room which has a feature redbrick fireplace, window to the front aspect and opening to:

KITCHEN/DINER

Fitted with base units with work surface over incorporating breakfast bar, double butler sink, range cooker and space for American style fridge freezer. Feature redbrick fireplace with wood burning stove and staircase rising to the first floor. Velux window providing a good degree of natural light, window to the side aspect and aluminium bi-folding doors to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to the loft space.

BEDROOM 1

Fitted wardrobe and window to the front aspect.

BATHROOM

Comprising panelled bath with dual head shower over, ceramic wash basin with vanity unit beneath, low level WC, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 2

Fitted wardrobe and window to the rear aspect.

OUTSIDE

Adjoining the rear of the garden is a paved terrace for al fresco entertaining. There is a central gravelled pathway

with shrub beds bordering and steps leading up to the home office/studio. A pathway to the side of the home office/studio leads to a further garden area which features a further patio area and greenhouse.

There is gated pedestrian right of way across the rear garden.

HOME OFFICE/STUDIO

Glazed French doors and window, power and lighting connected.

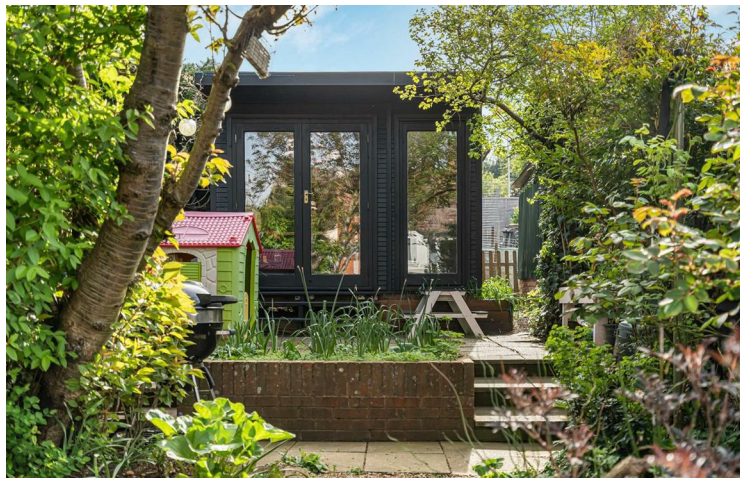
VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Guide Price £375,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Uttlesford



**Approximate Gross Internal Area 811 sq ft - 76 sq m
(Excluding Outbuilding)**

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 352 sq ft – 33 sq m

Outbuilding Area 98 sq ft – 9 sq m



[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>.

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

