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Established 1986

Independent Estate Agents and Valuers



16, Rochford Close, Stansted, Essex, CM24 8LZ

Offers over £315,000

Beautifully presented and ideally located, this attractive two-bedroom home offers comfortable modern living within easy reach of the village centre, train station, and local schools. The property features a spacious sitting room and a stylish open-plan kitchen/dining room complete with an integrated double oven, hob, and extractor. Upstairs are two generous double bedrooms and a contemporary family bathroom.

Outside, there is parking for two cars to the front, while the private rear garden provides a peaceful retreat, backing onto established trees and benefiting from gated rear access.

The Council Tax is Band is C. EPC Band C.

Entrance Hall

With stairs to the first floor and door to;

Sitting Room

14'1" x 9'2" (4.31m x 2.81m)

Spacious and bright room with windows to the front and under stairs storage.



Kitchen/Dining Room

12'5" x 9'0" (3.79m x 2.75m)

Open plan kitchen/dining room with windows and doors opening onto the rear garden. The kitchen includes;

- Integrated double oven
- Four ring gas hob with extractor over
- Space for fridge/freezer
- Space for washing machine



First Floor Landing

Doors to all rooms and access to the loft. The loft has a fitted ladder and is boarded in the main area.

Bedroom 1

10'5" (to wardrobes) x 8'11" (3.20m (to wardrobes) x 2.72m)

Double bedroom with large built in wardrobe.



Bedroom 2

12'6" max x 7'10" (3.83m max x 2.40m)

Double bedroom with study area including bespoke fitted desk and storage cupboard.



Bathroom

Modern suite consisting of bath, basin and WC.



Front

The front garden is mostly paved with an area laid to stones. There is parking for two cars in the courtyard opposite the property.

Rear Garden

The garden private and quiet backing onto established trees. It is mostly paved with a raised decked seating area and gated rear access.



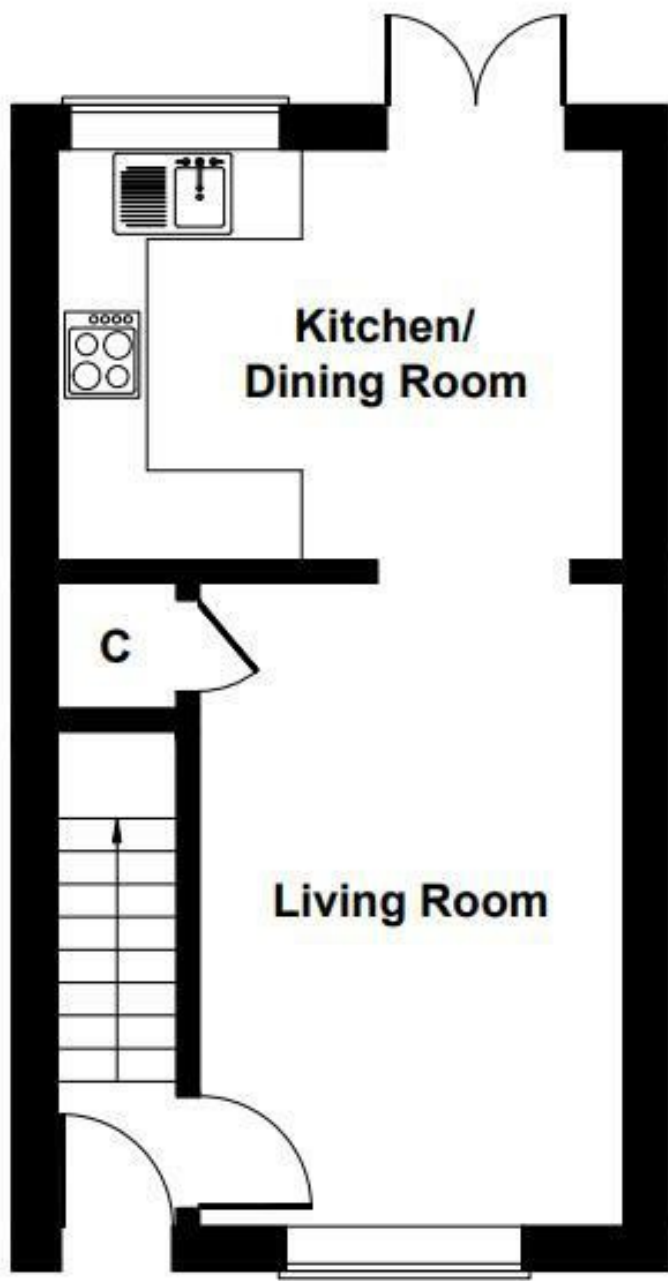
Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

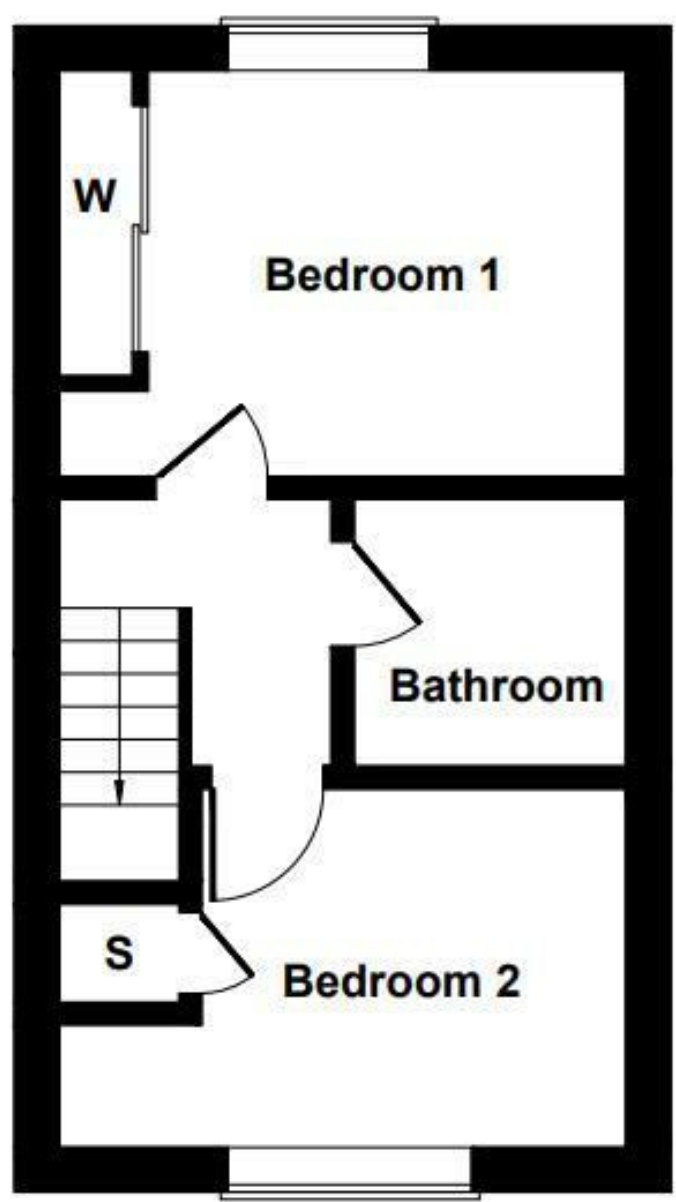
LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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