



29 COOPER SMITH ROAD

Takleley, Bishop's Stortford, CM22 6FS

£490,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Popular Town House
- Good Sized Kitchen / Family Room
- Ground Floor Utility / Cloakroom
- First Floor Living Room
- Three Bedrooms with Master En suite
- Ample Parking
- Semi Detached Home
- Popular Location





Property Description

THE PROPERTY

Very popular three bedroom townhouse situated within the popular village of Takeley. Comprising three good sized bedrooms over three floors. Ample parking and offered chain free.

Freehold

Council Tax Band E

EPC - B

All main services connected

THE LOCATION

Takeley is a historic village which borders the national nature reserve of the picturesque 'Hatfield Forest' and only 4 miles east of Bishop Stortford. Together with 5 miles from

Dunmow Town, these two towns offer an array of shops, recreational facilities including restaurants and bars.

It has an abundance of schools, with the neighbouring village of Little Canfield offering a pre-school and primary school. The village itself offers ample amenities and the famous family run restaurant 'La Bonta' in Little Canfield.

Takeley is surrounded by open countryside and the historic Fitch Way country park close by for those Sunday morning strolls. Stansted airport and the town of Stansted Mountfitchet are also close by.

ENTRANCE HALL

UTILITY ROOM/CLOAKROOM

6' 2" x 5' 2" (1.90m x 1.60m)

KITCHEN/DINER

19' 8" x 14' 2" (6.00m x 4.34m)

LIVING ROOM

14' 2" x 13' 6" (4.34m x 4.13m)

Landing

BEDROOM 3

8' 6" x 7' 6" (2.61m x 2.30m)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 1

14' 2" x 13' 6" (4.34m x 4.13m)

ENSUITE

BEDROOM 2

14' 2" x 9' 1" (4.34m x 2.79m)

OUTSIDE

Ample parking. Gated access leading to the rear which is laid mainly to lawn with a patio area.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



First Floor
Approx. 36.2 sq. metres (389.2 sq. feet)



Second Floor
Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 108.6 sq. metres (1168.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Cooper Smith Road

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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