



PESTELL & Co
ESTABLISHED 1991

Highfields, Browns End Road, Broxted, Essex

NO ONWARD CHAIN

GUIDE PRICE - £550,000

Located in a rural location is this good size, three/four bedroom detached home. Offering potential buyers a fantastic opportunity to put their stamp on it, the properties versatile accommodation includes, entrance hallway, living room, dining room, kitchen, utility room, ground floor bedroom and cloakroom. Upstairs are three bedrooms, a bathroom and a separate shower room. Externally the property boasts a very large rear garden, detached double garage and ample driveway to the front for numerous vehicles. Farmland views to front and rear.

Front door into:

ENTRANCE HALLWAY:

Vinyl flooring, two radiators, under stairs cupboard, wall lights, stairs to first floor and doors leading to:

LIVING ROOM - 18'7 x 14'2 (5.67m x 4.32m)

Parquet wood flooring, windows to front and side, double doors to rear garden, brick fireplace, two radiators, wall lights, door into:

DINING ROOM - 12' x 10'10 (3.66m x 3.29m)

Parquet wood flooring, window to rear garden, radiator and ceiling light point.

Door into:



KITCHEN - 12' x 10'10 (3.65m x 3.31m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Built in oven with electric hobs and extraction over, space for appliances. Window to rear, radiator and ceiling light point. Door into:

UTILITY ROOM:

Vinyl flooring, sink and unit below, floor mounted boiler, door and window to side and ceiling light point.

GROUND FLOOR BEDROOM - 12'4 x 9'11 (3.77m x 3.01m)

Carpeted, window to front, radiator and ceiling light point.

GROUND FLOOR W.C.:

Vinyl flooring, low level w.c., wash basin, extraction fan and ceiling light point.



LANDING AREA:

Carpeted, radiator, loft hatch, ceiling light point and doors leading to:

BEDROOM 1 - 16'10 x 12'9 (5.12m x 3.88m)

Carpeted, windows to side and rear, two radiators and ceiling light point.

BEDROOM 2 - 10'2 x 9'7 (3.09m x 2.91m)

Carpeted, window to front, built in wardrobe, radiator and ceiling light point.

BEDROOM 3 - 12'3 x 8'5 (3.73m x 2.57m)

Carpeted, window to rear, radiator and ceiling light point.

BATHROOM:

Vinyl flooring, inset bath,, low level w.c., pedestal wash basin. Opaque window to side, airing cupboard, heated towel rail and ceiling light point.

SHOWER ROOM:

Vinyl flooring, corner shower cubicle, low level w.c., wash basin. Opaque window to side, heated towel rail and ceiling light point.



OUTSIDE:

A very large private rear garden with patio space off the back of the house, the remainder is laid to lawn with mature trees and pond, backing open farmland. Outside tap and ample gated side access to the front on both sides.

Double garage with the 'Up & Over' garage door, light and power. Door to side.

Generous driveway with space for numerous vehicles, accessed over a bridge.



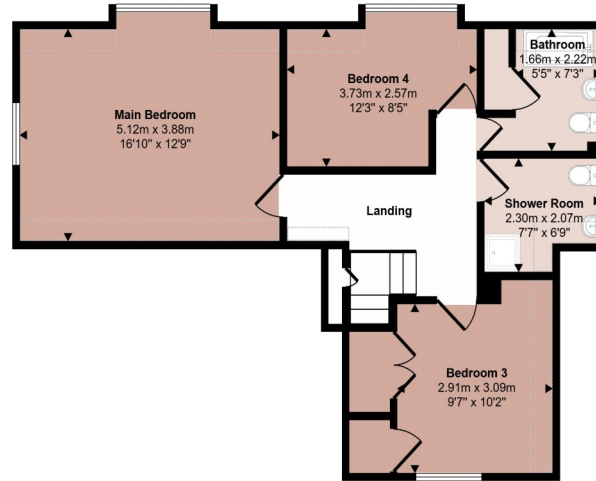


Approx Gross Internal Area
144 sq m / 1554 sq ft



Ground Floor
Approx 82 sq m / 884 sq ft

Denotes head height below 1.5m



First Floor
Approx 62 sq m / 670 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

51 Hawthorn Close, Takeley, Bishops Stortford, Herts, CM22 6SD

SERVICES

Gas fired central heating, mains electricity, water

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

COUNCIL TAX

Band E

**Instruction by**

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.