



PESTELL & Co  
ESTABLISHED 1991

### 3 Jordan Close, Stansted, Essex

GUIDE PRICE - £525,000

A modern four bedroom, semi-detached town house, situated on the popular Forest Hall Park development and within walking distance of local schooling, amenities and train station. Arranged over three floors, the accommodation consists of entrance hallway, open plan living space - kitchen, living/dining room and ground floor w.c. On the first floor are two bedrooms and a bathroom, whilst on the top floor are the two remaining bedrooms, one with an en-suite shower room. Externally, is a low maintenance, South facing rear garden and a garage plus off street parking for three vehicles to the side.

Part glazed front door into:

#### **Entrance Hallway:**

Wood flooring, under stairs cupboard, radiator and ceiling light point. Carpeted staircase to first floor accommodation and door into:

#### **Downstairs W.C.:**

Vinyl flooring, low level w.c., pedestal wash hand basin, opaque window to front, radiator and ceiling light point.

#### **Kitchen -**

Wood flooring, a range of eye and base level units with complementary work surface and inset sink unit. Integrated oven with 4 ring gas hob and extraction over, integrated dishwasher and washing machine, space for fridge and freezer. Window to front, breakfast bar, radiator and two ceiling light points.



**Outside:**

To the rear there is a South facing, low maintenance garden, step out onto a patio space across the back of the property, leading onto laid to shingle remainder with raised beds. Good size storage shed off the back of the garage. Outside lighting and tap.

Garage - 'Up & Over' door, light and power. Door to garden.

Off street parking for up to three vehicles to the side.



**FULL ADDRESS**

3 Jordan Close, Stansted, Essex, CM24 8SH

**SERVICES**

Gas fired central heating, mains electricity, water and drainage

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND**

Band E

*Space for floor plan*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTICE**

**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.

**Living/Dining Room - m)**

Wood flooring, bi-folding doors to rear, two Velux windows, under stairs cupboard, radiator and three ceiling light points.

First floor landing space with carpet, cupboard, ceiling light point. Carpeted stairs to second floor. Doors to:

**Bedroom 2 - m)**

Carpeted, two windows to rear, built in double wardrobes, radiator and ceiling light point.

**Bedroom 3/Office - m)**

Carpeted, two windows to front, radiator and ceiling light point.



**Family Bathroom:**

Vinyl flooring, panel bath with overhead shower, low level w.c., wash hand basin. Heated towel rail, extraction fan, spotlights and ceiling light point.

Second floor landing, carpeted, cupboard housing the boiler, loft access (part boarded, light) and ceiling light point. Doors into:

**Bedroom 1 -**

Carpeted, two windows to rear, a bank of built in wardrobes, radiator and ceiling light point. Door into:

**En-suite Shower Room:**

Vinyl flooring, double shower cubicle, low level w.c., wash hand basin, heated towel rail, extraction fan, spotlight and ceiling light point.

**Bedroom 4 - m)**

Carpeted, two windows to front, built in double wardrobes, radiator and ceiling light point.

