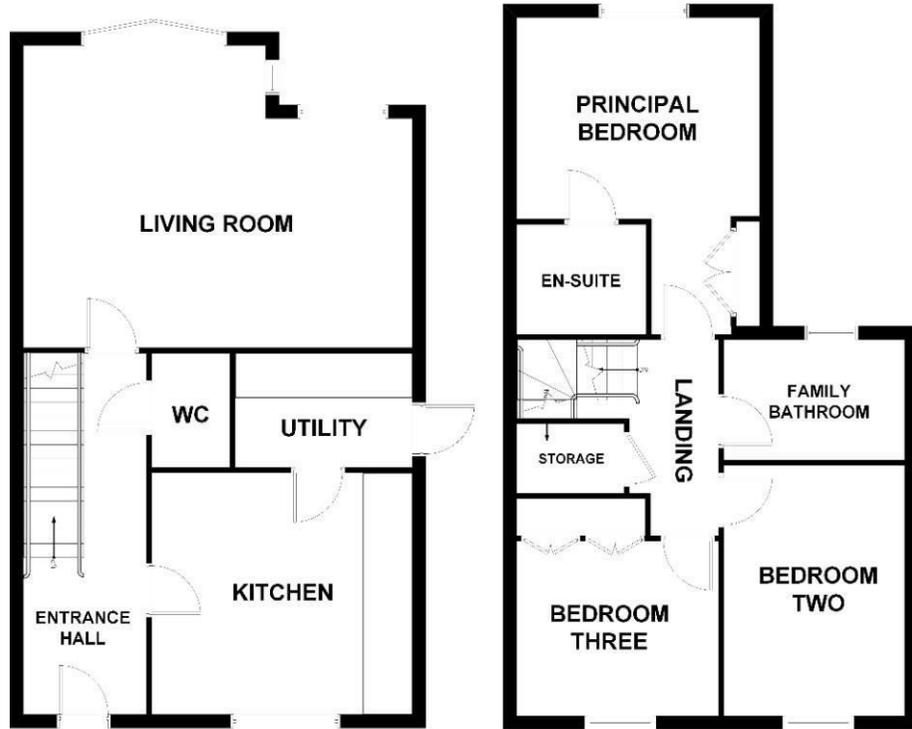


# DANIEL BREWER

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Total Approx. Floor Area:  
**1360 Sq. Ft.**



NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to) position, size, dimensions, areas, shapes, and type of (but not limited to) rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



THE STREET, TAKELEY, BISHOP'S STORTFORD

£550,000

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- A Complex Of Four Semi-Detached Family Homes
- Allocated Parking With Electric Car Charging Point
- Modern Living Layouts
- Underfloor Heating
- Luxury Fixtures & Fittings
- Three & Four Bedroom Homes
- Enclosed Gardens Backing Onto The Historic "Flich Way"
- 10 Year NHBC Warranties
- Air Source Heat Pumps
- Viewing Advised

Conveniently located in the village of Takeley backing onto the historic "Flich Way" & "Hatfield Forest" Country Park is this new build complex of four semi-detached family homes. Currently on offer is this three bedroom semi-detached country home offering a modern living layout with high specification finish and 1360 Square Feet of accommodation. The properties further benefit from electric car charging points, allocated parking, air source heat pump central heating, Excelsior luxury fitted kitchens, underfloor heating and 10 year NHBC warranty.

#### Dimensions

Entrance Hall  
Cloakroom  
Kitchen/Breakfast Room :- 4.15m x 3.96m (13'7" x 12'11")  
Lounge/Dining Room :- 6.26m x 5m (20'6" x 16'4")  
Utility Room :- 2.86m x 1.79m (9'4" x

5'10")  
First Floor Landing  
Principal Bedroom :- 3.97m x 3.16m (13'0" x 10'4")  
En-Suite  
Bedroom Two :- 3.98m x 2.86m (13'0" x 9'4")  
Bedroom Three:- 3.3m x 2.81m (10'9" x 9'2")  
Family Bathroom

#### Gardens

To the rear of the properties are stone patio areas leading to the remainder lawns. The gardens will be fully enclosed by timber fencing and side access granted via timber gates. The gardens back onto the Historic "Flich Way" and "Hatfield Forest" Country Park.

#### Parking With Electric Car Charging Points

To the front of the properties will be allocated parking for multiple vehicles with electric car charging points for each property.

#### Specifications

Air Source Heat Pump Heating System  
Underfloor Heating  
Excelsior Fitted Kitchen  
Integrated Appliances  
Modern Styled Bathrooms & En-Suites  
Electric Car Charging Points  
Bi-Folding Doors  
LED Light Fittings  
External Lighting  
10 Year NHBC Warranty  
UPVC Double Glazed Windows With Acoustic Glass

#### Agents Notes

Please note the images have been computer generated and are for illustrative purposes only.

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