

**3 Bridge Street
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& COMPANY

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Established 1986

Independent Estate Agents and Valuers



31, Wetherfield, Stansted, Essex, CM24 8JB

Guide price £450,000

FIVE BEDROOM FAMILY HOME WITH A LARGE DRIVEWAY AND SOUTH WEST FACING REAR GARDEN.

In need of renovation, this spacious home is located in a quiet cul-de-sac in one of the most desirable areas in the village. Accommodation is arranged over two levels and consists of a ground floor WC, sitting room with fireplace, dining room, kitchen, utility and a conversion of the garage creating an additional ground floor room. On the first floor there are five bedrooms, a bathroom and shower room.

To the front of the property there is a spacious garden and driveway with parking for three cars. To the rear there is a South West facing garden.

Stansted Mountfitchet is one of the best served villages in the whole area, with its mainline train station between London Liverpool Street and Cambridge, easy access to the M11 and Stansted Airport, and served by Tesco Express and Co-Op convenience stores, Pubs, Bars and Restaurants, two pharmacies, a doctors and a dentists and several other independent shops, as well as a selection of primary schools, a secondary school and further choice in Bishops Stortford just a short drive away.

The council tax band is E / The EPC Rating is D

Entrance Hall

Storage cupboard, doors to WC and sitting room.

Ground Floor WC

WC, radiator and basin.

Sitting Room

20'1" x 11'10" (6.13m x 3.63m)

Windows to front, fireplace and two radiators.



Dining Room

10'0" x 9'4" (3.05m x 2.86m)

Sliding patio doors to the rear, radiator.

Kitchen

9'8" x 9'4" (2.95m x 2.87m)

Wall and base units, space for fridge, cooker and dishwasher. Cupboard housing floor mounted gas fired boiler which needs replacing.



Utility Room

11'8" x 6'2" (3.57m x 1.89m)

With door to the rear garden, space for washing machine, tumble dryer, fridge/freezer. Radiator.



Garage Conversion

15'3" x 7'4" (4.65m x 2.24m)

Partially finished room with double glazed windows to the front.



Garage Conversion

12'0" x 4'10" (3.66m x 1.49m)

Partially finished room with double glazed window to the rear.

First Floor Landing

Doors to all rooms, airing cupboard with hot water cylinder and loft access.

Bedroom 1

13'0" x 8'9" (3.97m x 2.67m)

Double bedroom with windows to the rear, wardrobes and radiator.



Bedroom 2

13'6" max x 9'6" (4.13m max x 2.91m)

Double bedroom with window to the front, radiator and wardrobe.



Bedroom 3

11'5" x 9'2" max (3.49m x 2.80m max)

Window to the front, radiator and fitted wardrobe.



Bedroom 4

12'4" x 8'8" max (3.78m x 2.65m max)

Window to the rear, radiator and fitted wardrobe.



Bedroom 5

9'2" max x 6'4" max (2.80m max x 1.95m max)

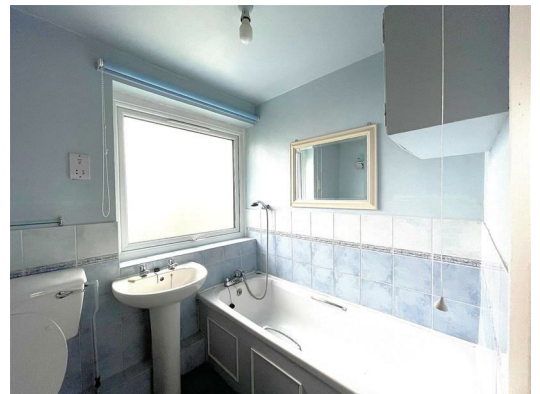
Window to the front, radiator and storage cupboard.



Bathroom

6'8" x 6'2" (2.05m x 1.88m)

Double glazed window to the rear, bath, WC, basin and radiator.



Shower Room

5'9" x 5'7" (1.76m x 1.72m)

Wall mounted power shower, sink, Bidet, WC, radiator.



Front

To the front there is driveway parking for three cars and a large garden.

Rear Garden

South West facing rear garden with mature trees and shrubs.



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.

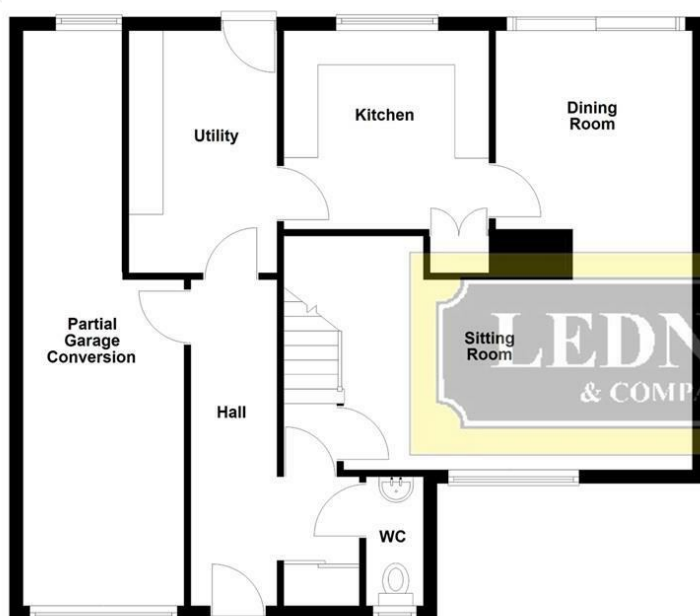
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

Disclaimer

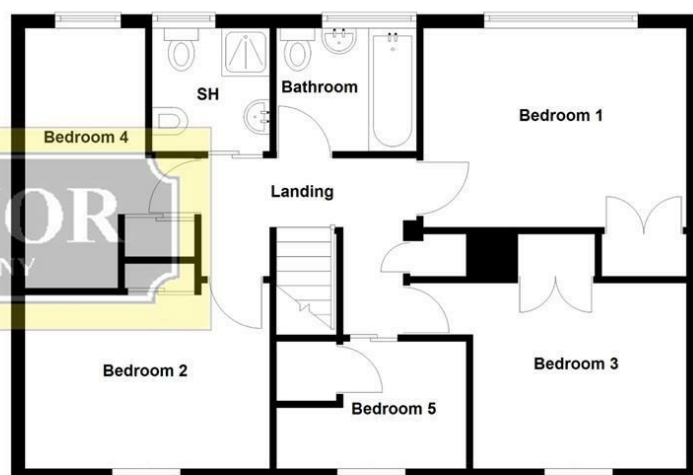
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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.



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1475 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE