



PESTELL & Co
ESTABLISHED 1991

32 The Pastures, Brewers End, Takeley, Herts.

OFFERS IN EXCESS OF - £435,000

A very appealing three/four bedroom, end terrace town house, situated on a corner plot. The versatile accommodation is arranged over three floors and comprises of entrance hallway, two bedrooms, shower room and utility room on the ground floor. On the first floor are the living/dining room and kitchen/breakfast room, whilst on the top floor are the two remaining bedrooms, an en-suite shower room and main bathroom. Externally is an attractive landscaped rear garden, a single garage and off street parking. Ideally located with easy access to public transport links, local amenities, nearby schools, parks, walking and cycling routes.

Feature front door leading to:

ENTRANCE HALLWAY:

Carpeted, double opening cupboard, radiator, under stairs cupboard, two radiators, two ceiling light points and stairs to first floor accommodation.

Doors to:

BEDROOM 2 - 10' x 9'1 (3.05m x 2.77m)

Carpeted, windows with shutters to front and side, built in double wardrobe, radiator and ceiling light point. Door into:

GROUND FLOOR SHOWER ROOM:

Carpeted, double shower cubicle, pedestal wash hand basin, low level W.C. radiator, extraction fan and ceiling light point. Door into hallway.



BEDROOM 3 - 10' x 9'1 (3.05m x 2.77m)

Carpeted, patio doors with shutters to rear garden and window with shutters to side, radiator and ceiling light point.

UTILITY ROOM:

Wood effect flooring, eye and base level units with complementary work surface and inset sink unit with drinking water tap. Space and plumbing for washing machine, door to rear garden, wall mounted boiler, water softener, extraction fan and ceiling light point.



FIRST FLOOR LANDING AREA:

Carpeted, radiator, ceiling light point. Stairs to second floor. Doors to all rooms.

LIVING/DINING ROOM - 16'2 x 16' (4.94m x 4.87m) max

Carpeted, double doors to Juliet balcony to front, window to front and two windows to side. Feature fireplace, two radiators and three ceiling light points.

KITCHEN/BREAKFAST ROOM - 16' x 10' (4.87m x 3.05m) MAX

Wood effect flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built-in double oven, gas hobs and extractor fan. Space for fridge/freezer and dishwasher. Two windows to rear, window to side, radiator and two ceiling light points.



SECOND FLOOR LANDING AREA:

Carpeted, storage cupboard, radiator, loft access (ladder, boarded, light), ceiling light point. Doors to all rooms.

BEDROOM 1 - 14'6 x 11' (4.41m x 3.36m)

Carpeted, two windows with shutters to front, a bank of built in wardrobes, radiator, two ceiling light points, door to:

EN SUITE SHOWER ROOM:

Carpeted, double shower cubicle, low level w.c. and wash hand basin. Opaque window to side, radiator, extraction fan and ceiling light point.

BEDROOM 4 - 8'8 x 8'6 (2.65m x 2.59m)

Carpeted, window with shutters to rear, built in double wardrobe, radiator and ceiling light point.

FAMILY BATHROOM:

Carpeted, panel bath with shower attachment, pedestal wash hand basin, low level w.c. Opaque window with shutters to rear, radiator, extraction fan and ceiling light point.



OUTSIDE:

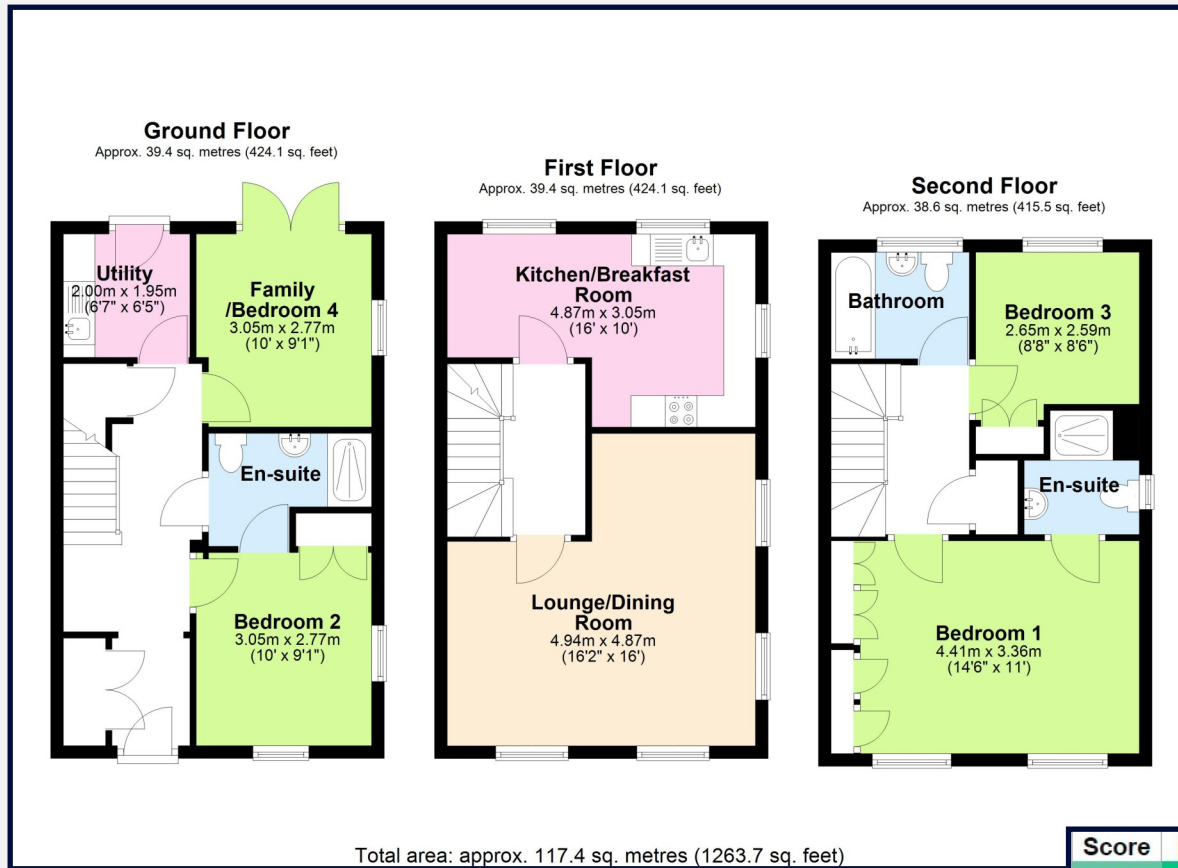
To the rear is an attractively landscaped garden, with patio across the back of the property, housing a storage shed. The remainder includes artificial grass space, pathway to the top of the garden with a further patio space and timber shed. Outside lighting, power and tap, door into the garage and gated rear access.

Garage - 'Up & Over' door, light, power, storage above and door to rear garden.

Off street parking for two vehicles to the rear.

Agent Note: The house has a Hive heating system installed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

32 The Pastures, Brewers End, Takeley, Bishops Stortford, Herts, CM22 6TJ

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E



Instruction by

Mark Hoddle - Director
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Website - www.pestell.co.uk

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.