



PESTELL & Co
ESTABLISHED 1991

Rennesley, 50c St. Johns Road, Stansted, Essex.

No Onward Chain

Guide Price - £1,175,000

Situated in one of Stansted Mountfitchet's most sought after areas is this stunning four bedroom detached family home. The accommodation has been extended and improved by the current owner and comprises of a beautiful open plan entrance way, kitchen/dining/family room, living room, cinema room, boot room, utility room and ground floor w.c. Upstairs there are four double bedrooms, en-suite shower room and family bathroom. Externally a large and secluded South facing garden and to the front is a generous driveway accessed from electric gates. The home situated within a short walk of the village centre and mainline train station.

Hardwood front door into:

OPEN PLAN ENTRANCE WAY INTO LIVING SPACE:

Tiled flooring, window to front, cupboards, inset down lighters, stairs to first floor and door into:

DOWNSTAIRS CLOAKROOM:

Tiled flooring, low level w.c., wash hand basin, heated towel rail, opaque window to front, tiled walls and ceiling light point.

BOOT ROOM - 13'1 x 9'6 (3.99m x 2.9m)

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



LIVING ROOM - 20'1 x 13'1 (6.12m x 3.99m)

Carpeted, patio doors with side windows to rear, two further windows to side, two radiators, coving to ceiling and inset down lighters.

CINEMA ROOM - 16' x 14'11 (4.88m x 4.56m)

Carpeted, dual aspects windows to front and side, loft hatch and ceiling lighting.



KITCHEN/DINING/FAMILY ROOM - 'L-shaped' 41'1 x 33'10 (12.52m x 10.33m) max

Under floor heating to kitchen, tiled flooring, a range of eye and base level units with complementary work surface, breakfast bar and inset sink and drainer. Built in oven and four ring induction hob with extraction fan over, space for 'American style' fridge/freezer, integral dishwasher and wine cooler. Two sets of Bi-folding doors to rear garden, window to side, two radiators, ceiling light points and inset down lighters. Door into:

UTILITY ROOM - 15' x 5' (4.57m x 1.52m)

Under floor heating, tiled flooring, a range of eye and base level units with complementary work surface, inset sink and drainer. Storage cupboard, space for washing machine and tumble dryer. Door and window to side, radiator, splash back tiles, ceiling light point. Door into cinema room.



Carpeted stairs to first floor accommodation:

LANDING AREA - 13'10 x 10'9 (4.22m x 3.28m)

Carpeted, window to front, radiator, airing cupboard, loft access, coving to ceiling, ceiling light point and doors to:

BEDROOM 1 - 13'1 x 16'6 (3.99m x 5.03m)

Carpeted, window to rear, two sets of built in double wardrobes, radiator, coving to ceiling and inset down lighters.

EN-SUITE SHOWER ROOM:

Fully tiled, walk-in double shower cubicle, low level w.c., wash hand basin. Opaque window to side, tiled walls, extraction fan and inset down lighters.

BEDROOM 2 - 13'1 x 10'4 (3.99m x 3.15m)

Carpeted, window to front, two sets of built in double wardrobes, radiator, coving to ceiling and ceiling light point.



BEDROOM 3 - 9'1 x 11'9 (2.77m x 3.58m)

Carpeted, window to rear, built in double wardrobes, radiator, coving to ceiling and ceiling light point.

BEDROOM 4 - 9'2 x 10'9 (2.79m x 3.28m)

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

FAMILY BATHROOM:

Fully tiled, 'P-shaped' bath with shower attachment over, low level w.c., pedestal wash hand basin. Opaque window to rear, heated towel rail, extraction fan and inset down lighters.



OUTSIDE:

To the rear is an large and secluded South facing garden with patio area running across the back of the property. The remainder of the garden mainly laid to lawn with borders, mature shrubs and trees and a garden shed. Outdoor light and tap. Side access to both sides of the property and to one side is an ample paved space.

Block paved driveway with space for several vehicles accessed via double opening electric gates.





FULL ADDRESS

Rennesay, 50c St. Johns Road, Stansted, Essex, CM24 8JS.

SERVICES

Gas fired central heating, Mains electricity, water, drainage

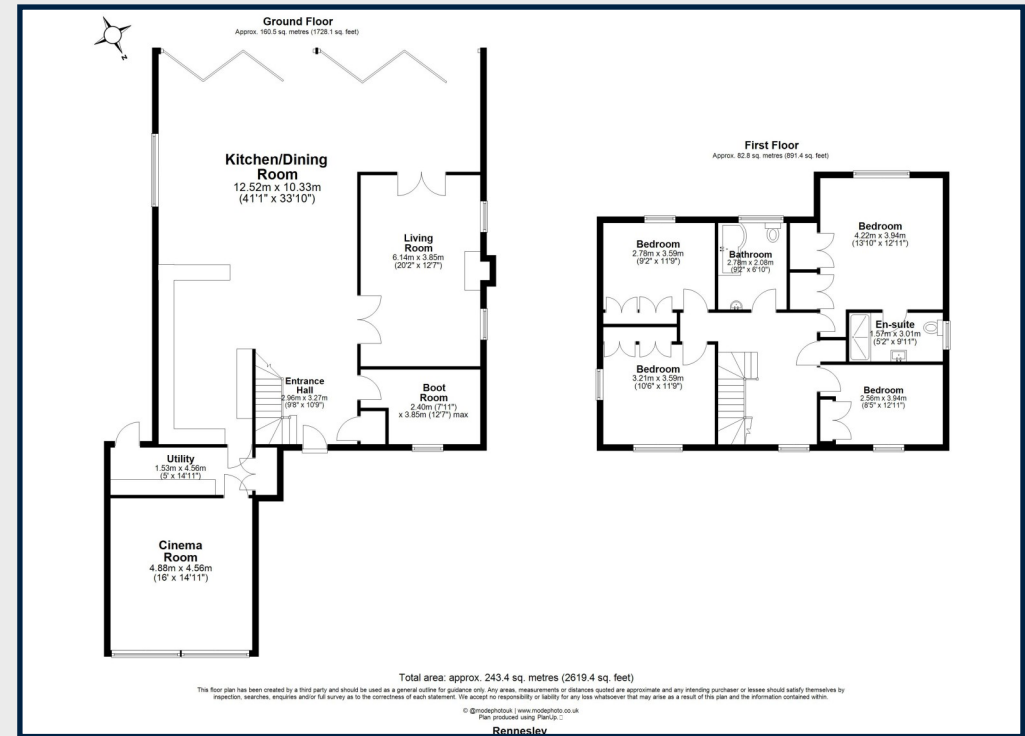
LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 63 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.