



PESTELL & Co
ESTABLISHED 1991

14 Chestnut Way, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

O.I.E.O - £450,000

A spacious four bedroom detached family home, situated on a quiet cul-de-sac in the heart of the village. The accommodation comprises of entrance hallway, three reception rooms, kitchen, utility room and ground floor cloakroom. Upstairs are the four double bedrooms, an en-suite shower room and family bathroom. Externally is a rear garden, garage and private driveway parking in front.

Part glazed front door into porch: opaque window to side, light and door into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, ceiling light point, stairs to first floor and doors leading to:

GROUND FLOOR CLOAKROOM:

Wood effect laminate flooring, low level w.c., wash hand basin, opaque window to front and ceiling light point.

LIVING ROOM - 20'11 x 11'6 (6.38m x 3.50m)

Wood effect laminate flooring, window to front, sliding doors to rear, feature fireplace, radiator, two ceiling light points, door into:

DINING ROOM - 12' x 8'1 (3.66m x 2.46m)

Wood effect laminate flooring, window to rear, built in units, radiator and ceiling light point.



KITCHEN - 11'7 x 9'11 (3.53m x 3.03m)

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink and drainer. Double oven and gas hobs, space for appliances. Windows to side and rear, radiator and ceiling light point. Door into:

UTILITY ROOM:

Tiled flooring, work surface, eye and base level units, space for appliances, door to side and ceiling light point.

STUDY/PLAYROOM - 12' x 7'3 (3.65m x 2.21m)

Wood effect laminate flooring, window to front, radiator and inset down lighters.



LANDING AREA:

Carpeted, airing cupboard, ceiling light point, access to loft and doors leading to:

BEDROOM 1 - 12'10 x 10'3 (3.91m x 3.12m)

Wood effect laminate flooring, window to front, a bank of built in wardrobes, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Fully tiled, shower cubicle, low level w.c., pedestal wash basin. Opaque window to front, radiator, extraction fan and ceiling light point.

BEDROOM 2 - 12'2 x 11'6 (3.72m x 3.51m)

Wood effect laminate flooring, window to front, built in cupboards, radiator and ceiling light point.

BEDROOM 3 - 12'11 x 8' (3.94m x 2.44m)

Carpeted, window to rear, radiator and ceiling light point.

BEDROOM 4 - 8'5 8' (2.56m x 2.45m)

Carpeted, window to rear, radiator and ceiling light point.

FAMILY BATHROOM:

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



OUTSIDE:

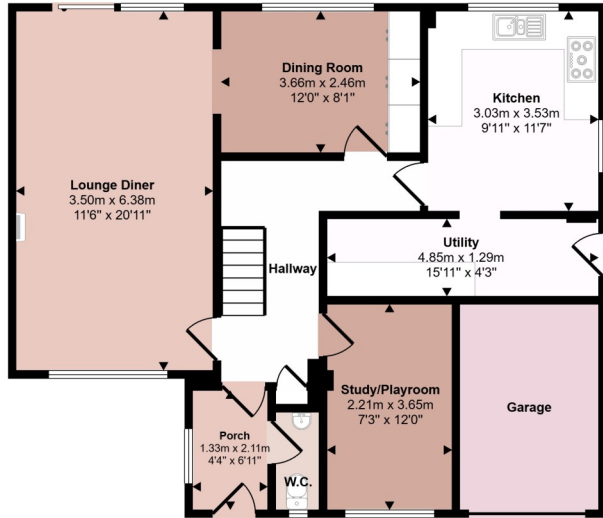
A private rear garden with shaped patio space off the back of the house, the remainder is laid to lawn with mature borders and backing onto tree lined area. To one side is a ample paved space with garden shed, outside tap, light and gated side access to the front.

Garage with the 'Up & Over' garage door, light and power.

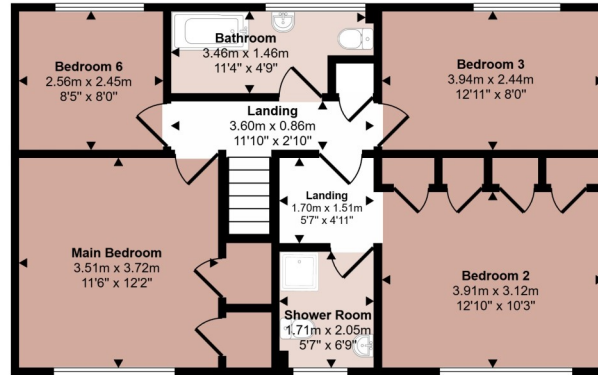
Block paved private driveway to the front for a number of vehicles.



Approx Gross Internal Area
150 sq m / 1613 sq ft



Ground Floor
Approx 84 sq m / 906 sq ft



First Floor
Approx 66 sq m / 708 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FULL ADDRESS

14 Chestnut Way, Takeley, Bishops Stortford, Herts, CM22 6RW

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 E

**Instruction by**

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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.