



**The Street, Takeley, CM22 6QP**

- Available Immediately
  - Brand New House
  - Four Bedrooms
  - Two Ensuites
- Fitted Kitchen with Fitted Seimens Appliances
  - Ground Floor WC
  - Utility Room
  - 37' Rear Garden
- Ground Source Heat Pump (no gas)
  - Acoustic Glazing
- Parking to Front with EV Charger

**£2,650 PCM (per calendar month) - Council Tax Band: TBC**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# The Street

Takeley, CM22 6QP



## Entrance Hall

Entrance door, stairs to first floor, under floor heating, tiled flooring.

## Ground Floor WC

Low level WC, vanity wash hand basin, part tiled walls, under floor heating, tiled flooring.

## Kitchen/ Breakfast Room

13'7 x 13' (4.14m x 3.96m)

Double glazed window to front, underfloor heating, tiled flooring. Kitchen includes wall and base units, island unit providing a breakfast bar area, granite work tops with inset sink. Range of Seimens appliances include induction hob with extractor, oven, microwave, dishwasher, full height fridge and separate freezer.

## Utility Room

6'11 x 5'9 (2.11m x 1.75m)

Part frosted double glazed door to side, Tiled flooring, underfloor heating, plumbing for washing machine, cupboard housing hot water system.

## Reception Room

20'5 x 16' narrowing to 12'2 (6.22m x 4.88m narrowing to 3.71m)

Double glazed bi-folding doors to rear, double glazed windows to side and front, two sky lights, under floor heating, tiled flooring.

## Landing

Carpet, stairs to ground and second floor.

## Bedroom Two

12'11 x 10'5 (3.94m x 3.18m )

Double glazed window to rear, fitted wardrobe, radiator, carpet.

## En Suite

Low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, tiled flooring.

## Bedroom Three

13' x 9'3 (3.96m x 2.82m )

Double glazed window to front, fitted wardrobes, radiator, carpet.

## Bedroom Four

10'10 x 9'1 (3.30m x 2.77m)

Double glazed window to front, carpet, radiator, built in wardrobe.

## Bathroom

Frosted double glazed window to rear, low level WVC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

## Second Floor Landing

Carpet, stairs to first floor.

## Bedroom One

20'7 x 13'8 narrowing to 8'7 (6.27m x 4.17m narrowing to 2.62m)

Two double glazed sky lights to front and one to rear, radiator, carpet.

## Dressing Room

8'8' x 7'5 (2.64m' x 2.26m )

Carpet.

## En Suite

Low level WC, vanity wash hand basin, panelled bath with overhead shower, heated towel rail, tiled walls, tiled flooring.

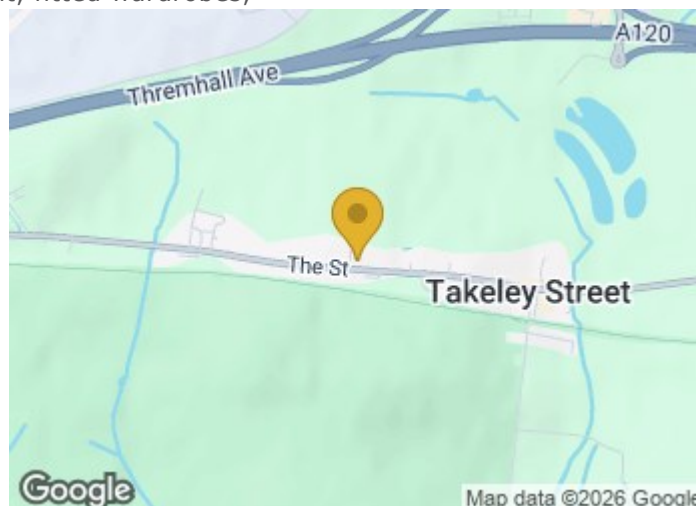
## Garden

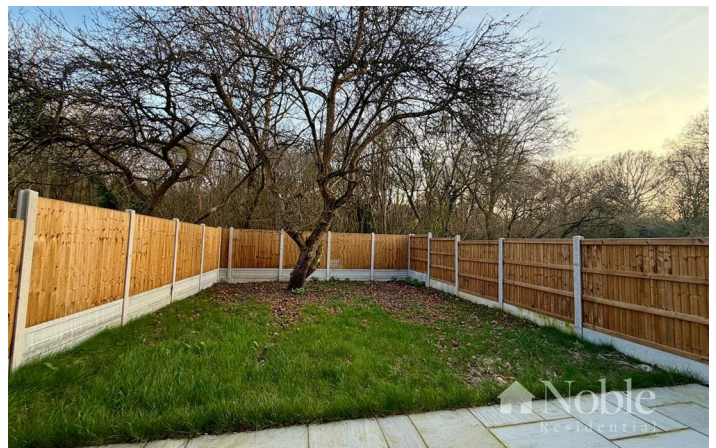
37' (11.28m)

Side pedestrian access, patio, lawn.

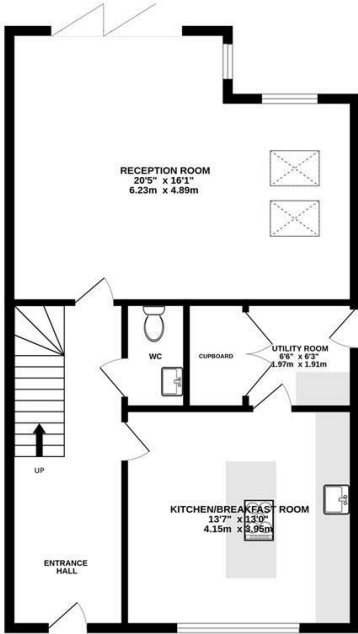
## Parking

Private parking to front of property, EV charger.

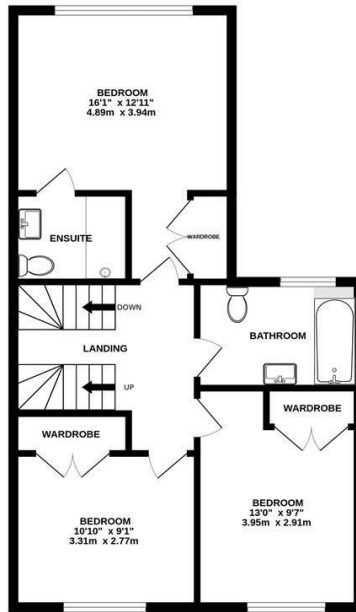




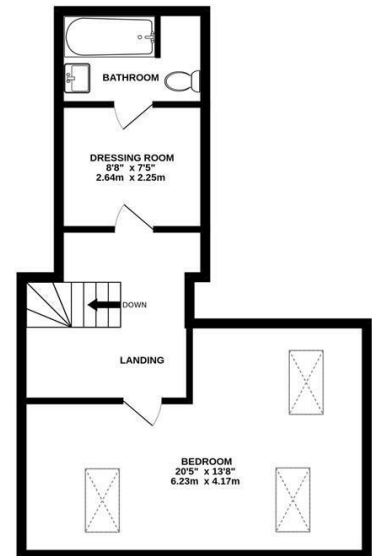
GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenant Fees:**

- Holding deposit is one week's rent
- Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	86	91

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		