



# PESTELL & CO.

ESTABLISHED 1991



BURGATTES ROAD, LITTLE CANFIELD  
TO LET: £2,500 PCM

5 BEDROOM DETACHED HOUSE | AVAILABLE 3RD OCTOBER  
LARGE LIVING ROOM | KITCHEN BREAKFAST ROOM | DINING ROOM  
DOWNSTAIRS CLOAKROOM | TWO BEDROOMS WITH EN-SUITE  
FAMILY BATHROOM | REAR GARDEN WITH PATIO DOUBLE GARAGE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

A five bedroom detached property in Little Canfield. The property boasts a large living room, a kitchen breakfast room, a utility room, a downstairs cloakroom, a two bedrooms with En-suite, three further bedrooms and a family bathroom. Externally the property enjoys a double garage as well as off road parking and a rear garden.



ENTRANCE HALL

LIVING ROOM  
15'5" X 15'3"

KITCHEN BREAKFAST ROOM  
17'1" X 10'9"

DINING ROOM  
11'7" X 10'1"

UTILITY

CLOAKROOM





FIRST FLOOR LANDING  
BEDROOM 2 – 15'3" MAX X 12'9"  
EN-SUITE  
BEDROOM 3 – 13'4" X 10'11"  
BEDROOM 4 – 10'11" X 10'1"  
BEDROOM 5 – 10'1" X 9'2"  
FAMILY BATHROOM  
SECOND FLOOR LANDING  
BEDROOM 1 – 17'1" X 17'1"  
EN-SUITE

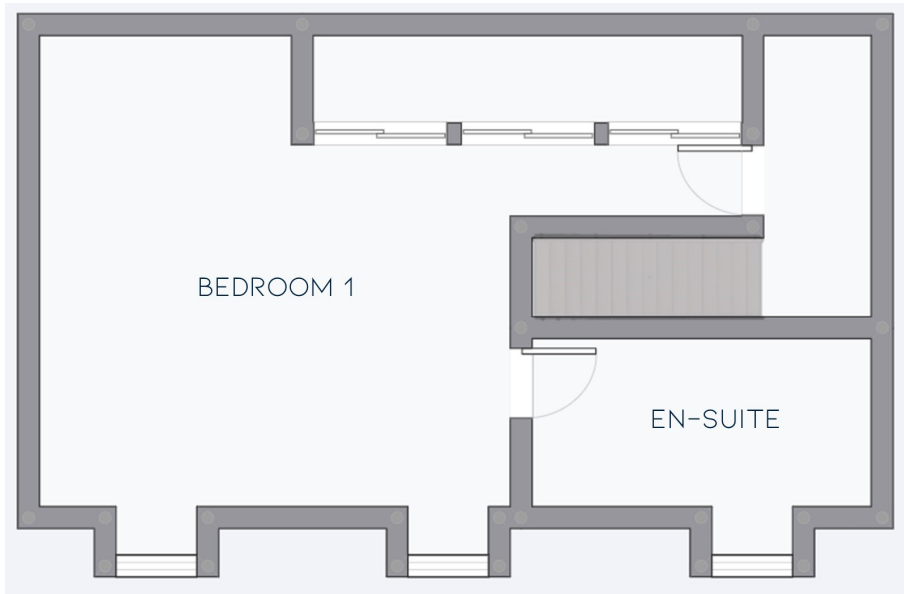


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 84   B	← 84   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



## THE LOCATION

**Burgattes Road** is situated in Little Canfield between Great Dunmow and Bishop's Stortford and offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns, as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.



GENERAL REMARKS & STIPULATIONS

Folio R28937

FULL ADDRESS

46, Burgattes Road , Priors Green, Little Canfield, Essex CM6 1FW

SERVICES

Mains electricity and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

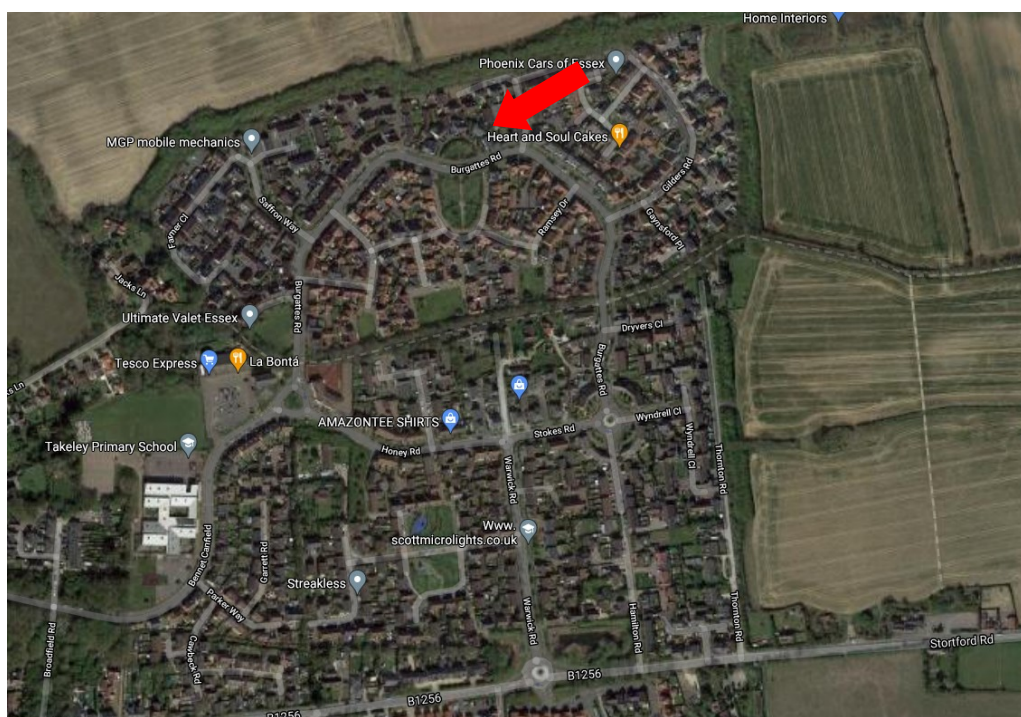
COUNCIL TAX BAND

Band G

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?