



# PESTELL & CO

ESTABLISHED 1991



JORDAN CLOSE, STANSTED  
TO LET: £2400 PCM

5 BEDROOM DETACHED FAMILY HOME | KITCHEN DINING ROOM |  
LARGE LIVING ROOM WITH GLAZED MORNING ROOM | 5 LARGE  
DOUBLE BEDROOMS | HOME OFFICE | DETACHED SINGLE GARAGE |  
OFF STREET PARKING | WELL LOCATED FOR SCHOOLS | WALKING  
DISTANCE TO MAINLINE RAILWAY STATION

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

01371 879100

## THE PROPERTY

An immaculately presented 5 double bedroom detached family home split across 3 floors that is within walking distance of Stansted mainline railway station. Comprising of a kitchen diner, home office, living room, morning room and a cloakroom on the ground floor. The first floor consists of a family bathroom and 3 large double bedrooms, one including an ensuite and dressing room. The second floor enjoys 2 more large double bedrooms, one with an ensuite. Externally the property enjoys off street parking, a single detached garage and a low maintenance west facing garden.



ENTRANCE HALL

DINING ROOM  
10'9" X 9'6"

KITCHEN

HOME OFFICE  
13'5" X 7'2"

LIVING ROOM  
14'2" X 13'5"

MORNING ROOM

CLOAKROOM





FIRST FLOOR LANDING  
BEDROOM 1 14'0" X 13'1"  
WALK-IN WARDROBE 7'6" X 5'10"  
EN-SUITE  
BEDROOM 4 10'9" X 9'6"  
BEDROOM 5 10'0" X 8'10"  
FAMILY BATHROOM  
SECOND FLOOR LANDING  
BEDROOM 2 16'9" MAX X 13'1"  
BEDROOM 3 13'1" X 10'9"



With panel and glazed front door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, wall mounted fuse board, ceiling lighting, smoke alarm, under stairs storage cupboard, wall mounted thermostat, wall mount radiator, fitted carpet, telephone point, power point and doors to rooms.

#### DINING ROOM - 10'9" x 9'6"

With bay window to front, ceiling lighting, built-in TV and surround, wall mounted radiator, power points, fitted carpet and large opening into:

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect square edge work surface and splashback, four ring stainless steel gas hob with stainless steel splashback and extractor fan above and double oven under, 1  bowl single drainer stainless steel sink unit with mixer tap, recess, plumbing and power for washing machine, integrated fridge freezer, window and door to rear patio and garden beyond, ceiling lighting, cupboard housing boiler, wall mounted radiator and tiled flooring.

#### HOME OFFICE – 13'5" x 7'2"

With bay window to front, ceiling lighting, wall mounted radiator, telephone and power points and fitted carpet.

#### LIVING ROOM – 14'2" x 13'5"

With ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet and large opening into:

#### MORNING ROOM

Glazed on two aspects and ceiling, constructed with uPVC, with French doors leading out to patio and garden beyond, wall mounted lighting, wall mounted radiator, power points and continuation of the fitted carpet.

#### CLOAKROOM

Comprising low level WC with integrated flush, pedestal wash hand basin with mixer tap, ceiling lighting, obscure window to rear and fitted carpet.

#### FIRST FLOOR LANDING

With stairs rising to second floor landing, ceiling lighting, smoke alarm, airing cupboard housing large pressurised hot water cylinder, window to front, wall mounted radiator, wall mounted thermostat, power points, fitted carpet and doors to rooms.

#### BEDROOM 1 – 14'0" x 13'1"

With window to front, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet and door through to:

#### WALK-IN WARDROBE – 7'6" x 5'10"

With fitted carpet, ceiling lighting, wall mounted radiator, shelving and hanging rails.

#### EN-SUITE

Comprising low level WC with integrated flush, wall mounted wash hand basin with mixer tap, fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting, extractor fan, obscure window to rear, chromium heated towel rail and fitted carpet.

#### BEDROOM 4 – 10'9" x 9'6"

With window to front, wall mounted radiator, ceiling lighting, power points, wall to wall wardrobes with shelving and hanging rails, power points and fitted carpet.

#### BEDROOM 5 – 10'0" x 8'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, telephone and power points, wall to wall wardrobes with hanging rails, shelves and drawers and fitted carpet.

#### FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and wall mounted integrated shower above, tiled surround and glazed screen, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan and fitted carpet.

#### SECOND FLOOR LANDING

With ceiling lighting, smoke alarm, Velux window to rear, door to eaves storage, fitted carpet and doors to rooms.

#### BEDROOM 2 – 16'9" max x 13'1" max

With dorma window to front, Velux window to rear, ceiling lighting, access to loft, further eaves storage cupboard, wall mounted radiator, TV and power points, fitted carpet and door to:

#### EN-SUITE

Comprising a fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, wall mounted radiator, inset ceiling downlighting, extractor fan, Velux window to rear and fitted carpet.

#### BEDROOM 3 -13'1" x 10'9"

With dorma window to front, Velux window to rear, ceiling lighting, wall mounted radiator, eaves storage cupboard, power points, TV point and fitted carpet.

## THE PROPERTY

The front of the property is approached via steps with iron railings to front door and two sections of lawn enclosed by post and rail fencing. To the left aspect is a block paved driveway supplying off street parking for two vehicles and supplying access to a detached single garage with up and over door, eaves storage, power and lighting. On the right hand side of the property there is also a further block paved parking space.

## REAR GARDEN

Laid to patio and shingle, retained by close boarded fencing and brick walling, further storage cupboard to rear of garage and personnel gate to side driveway. Outside lighting and water points can also be found.

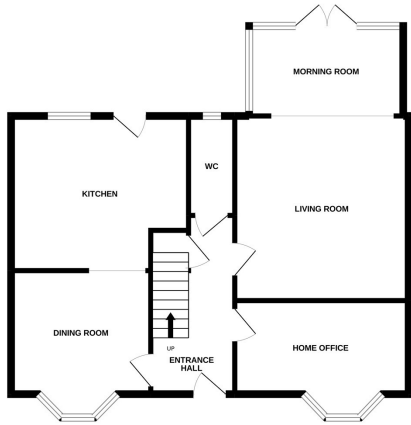


WANT TO VIEW THIS  
PROPERTY?

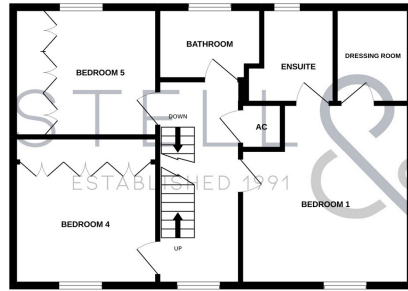
DO YOU HAVE ANY  
QUESTIONS?

PLEASE DO NOT HESITATE  
TO CONTACT US AT 01371  
879100

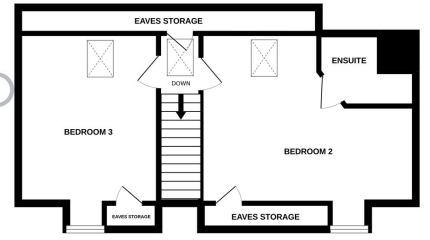
GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   <b>B</b>	83   <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>		

## THE LOCATION

**JORDON CLOSE** is located in Stansted, just off of Church Road. Jordon Close is located only 0.2 miles away from Forest Hall Secondary School, exceeding national averages in GCSE exam results for over 5 years. Stansted has an array of shops, public houses and restaurants, it also has a mainline railway station that goes directly to both London Liverpool St and Cambridge.

## GENERAL REMARKS & STIPULATIONS

### FULL ADDRESS

13 Jordon Close, Stansted, CM24 8SH

### SERVICES

Gas central heating, mains water drainage, electricity

### LOCAL AUTHORITY

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

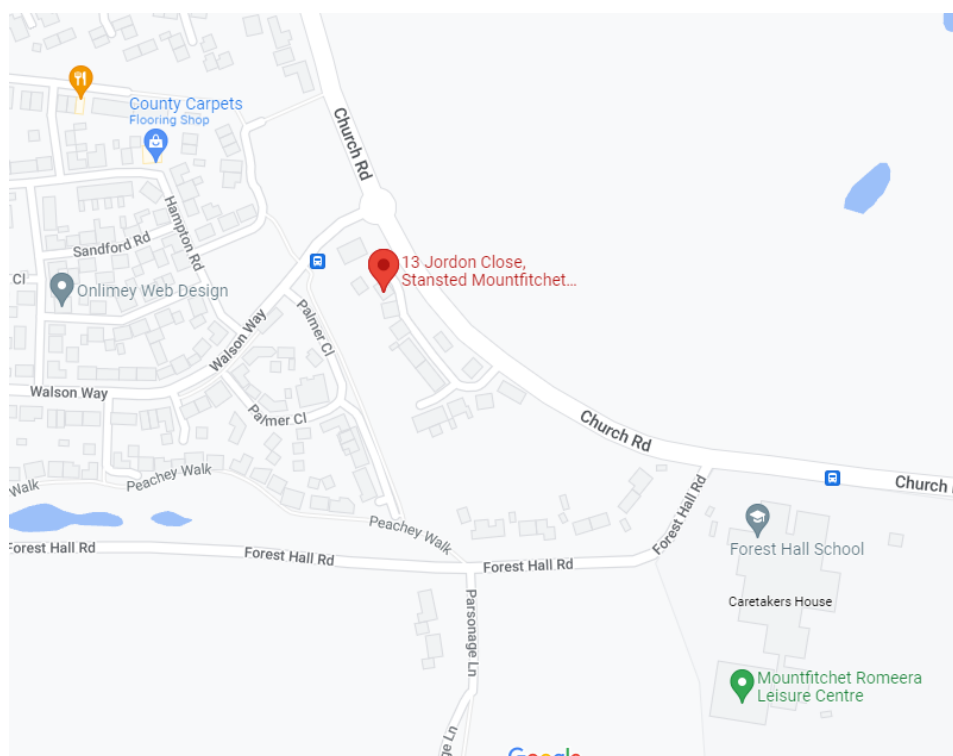
### COUNCIL TAX BAND

Band F

### 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 31 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?