

LONG CROFT, TAKELEY

GUIDE PRICE £400,000

- 3 BEDROOM SEMI-DETACHED
- END OF CUL-DE-SAC LOCATION
- LIVING ROOM WITH FRENCH DOORS
- KITCHEN DINER
- LANDSCAPED SOUTHEAST FACING REAR GARDEN WITH ENTERTAINING DECKING, DINING AREA AND STORAGE SHED
- OUTBUILDING WITH POWER, LIGHTING AND KITCHENETTE IDEAL FOR HOME OFFICE
- SINGLE GARAGE
- OFF STREET PARKING FOR 2 VEHICLES
- WALKING DISTANCE TO PRIMARY SCHOOL AND VILLAGE SHOPS

Located at the end of a small cul-de-sac, this 3 bed semi-detached family home benefits from an open plan contemporary style living arrangement that is split into a living room with French doors to the rear garden and a kitchen diner on the ground floor whilst upstairs offers two double bedrooms, a single and three piece family bathroom. Externally, the property boasts a large wrap round southeast facing rear garden with two areas for entertaining as well as a large outbuilding that has power and would be ideal for a work from home office. The front offers off road parking for two vehicles along with a detached single garage.





Composite panelled front door with obscured side light, opening into:

Entrance Hall

With ceiling lighting, fuseboard, telephone point, door to:

Living Room: 15'11" x 11'7"

With French doors and side lights to rear garden, insert ceiling down lighting, stairs rising to first floor landing, contemporary wall mounted radiator, TV and power points, wood effect laminate flooring, large opening through to:

Kitchen Diner: 15'11" x 10'7"

With windows on three aspects and panel and glazed door to rear garden, insert ceiling down lighting, pendant lighting, under stairs storage cupboard, wood effect laminate flooring, power points. Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surfaces and breakfast bar, single bowl composite sink unit with mixer tap, five ring stainless steel gas hob with oven under, glazed splash back and stainless steel extractor fan over, large recess power and plumbing for American style fridge freezer, integrated dishwasher, cupboard housing power and plumbing for washing machine, further cupboard housing a wall mounted Vaillant boiler.

First Floor Landing

With window to front, ceiling lighting, access to loft, fitted carpet, power point, airing cupboard, doors to rooms.

Bedroom 1: 12'5" x 9'0"

With window to rear, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2: 10'10" x 7'9"

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3: 8'2" x 6'4"

With window to front, wall mounted radiator, ceiling lighting, power points, currently displayed as a dressing room.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap, integrated twin head shower over, tiled surround, close coupled WC, vanity mounted wash hand basin with mixer tap, obscure windows to front and side aspects, inset ceiling down lighting, extractor fan, chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The property is located at the end of a small cul-de-sac with off street parking for two vehicles along with a detached single garage. With pathway and lawn leading to front along with side personnel gate into:

Southeast Rear Garden

A large wrap round garden split into a variety of sections that include entertaining decking, a pergola covered dining area, a large outbuilding with power, lighting and kitchenette ideal for a work from home office, a pathway intersecting a lawn and a well-stocked flower bed that leads to a large garden shed. Outside lighting and water point can also be found. All retained by close boarded fencing.



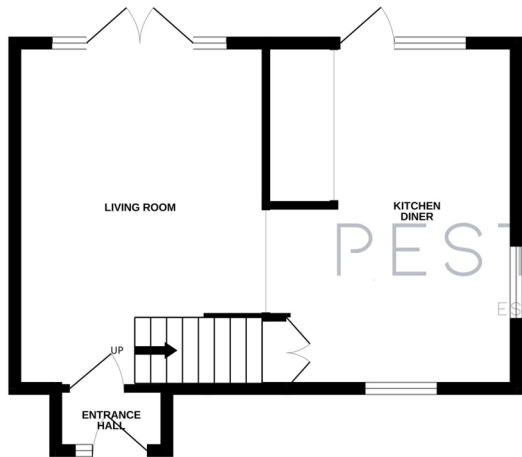
DETAILS

EPC

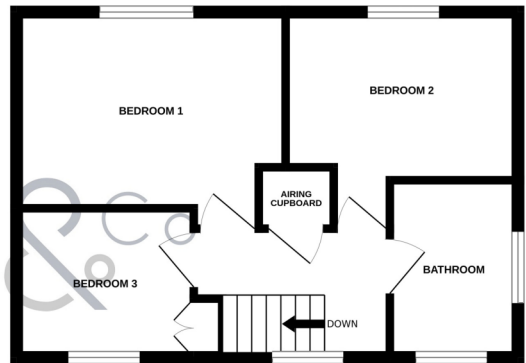
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



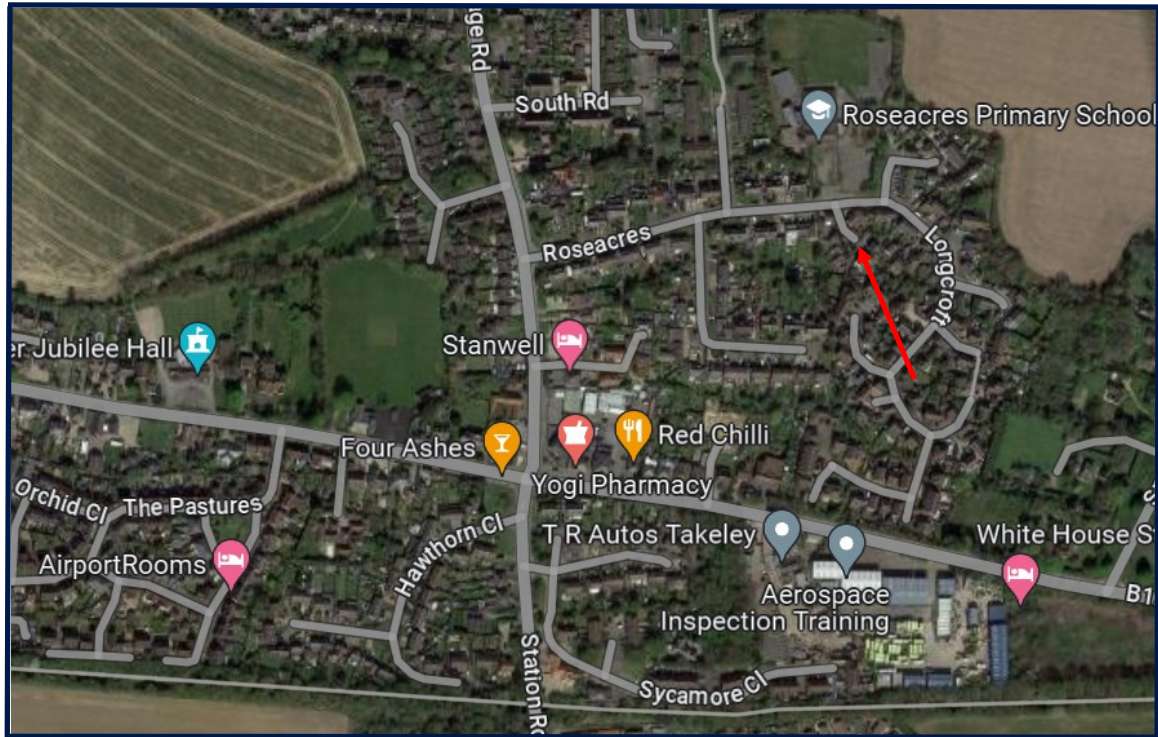
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

Long Croft is located in the village of Takeley with neighbouring towns of Bishops Stortford and Great Dunmow both offering shops, schooling, eateries and recreational facilities. The close by A120 gives quick and easy access to M11 and Bishop's Stortford beyond which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

10 Long Croft, Takeley, Bishop's Stortford, Herts
CM22 6RT

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage, mains
water

LOCAL AUTHORITY

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

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.

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