

PESTELL & Co

ESTABLISHED 1991



HIGH STREET, STEBBING

GUIDE PRICE £375,000

- 2 DOUBLE BEDROOM MEWS HOUSE
- VAULTED FAMILY ROOM & DINER
- INTEGRATED KITCHEN WITH GRANITE WORK SURFACES
- LARGE LIVING ROOM
- RECENTLY REFURBISHED FOUR-PIECE BATHROOM
- 55 FT REAR GARDEN
- OFF STREET PARKING
- SINGLE GARAGE
- CENTRAL VILLAGE LOCATION

Beautifully nestled, close to Stebbing High Street, this 2 double bedroom extended mews house offers an open plan family room with diner and kitchen, living room, a recently refurbished four-piece bathroom, a 55ft rear garden with entertaining patio, off street parking and an en-bloc single garage.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting and smoke alarm, wall mounted electric radiator, solid oak flooring, doors to rooms.

Cloakroom

Comprising a close couple WC, corner wall mounted wash hand basin with mixer tap and tiled splash back, obscure window to side, ceiling lighting, cupboard housing electric fuse board and meter, wall mounted electric radiator, solid oak flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite work surfaces and splashbacks, single bowl stainless steel under sunk sink unit with mixer tap and work surface integrated drainer, four ring electric hob with glazed splash back and stainless steel extractor fan over, integrated double oven, microwave, dishwasher, fridge and freezer, recess with power and plumbing for washing machine, ceiling lighting, array of power points, solid oak flooring that leads into:

Family Room and Diner – 17'3" x 10'4"

With windows and French doors leading out to rear entertaining patio and garden beyond, three Velux windows to the vaulted ceiling, insert ceiling down lighting, wall mounted electric radiators, array of TV and power points, solid oak flooring, internal French doors leading into:

Living Room – 18'1" x 12'4"

With window to front, ceiling lighting, wall mounted electric radiators, TV and power points, solid oak flooring, and staircase leading up to:

First Floor Landing

With wall mounted electric radiator, ceiling lighting, fitted carpet, airing cupboard with pressurised hot water cylinder and slatted shelving, access to loft with boarding and lighting. Doors to rooms.

Bedroom 1 – 18'2" x 12'4" max

With windows to both front and rear aspects, over stairs storage cupboard, wall mounted electric radiator, ceiling lighting, fitted carpet, TV and power points.

Bedroom 2 – 10'4" x 9'11"

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

Family Bathroom

Comprising a four-piece suite of panel enclosed bath with mixer tap, vanity mounted wash hand basin with mixer tap over and storage beneath, close coupled WC, fully glazed and aqua boarded oversized shower cubicle with integrated twin head shower, full tiled surround, chromium heated towel rail, ceiling lighting, extractor fan, wall mounted electric mirror, obscure window to front, tile effect linoleum flooring.

OUTSIDE

Front

The property is beautifully nestled in the corner of Livery Mews that is set back from Stebbing High Street. With off street parking and single en-bloc garage, pathway through the mews leading to the front door and side pathway with water point and personnel gate to:

55ft Rear Garden

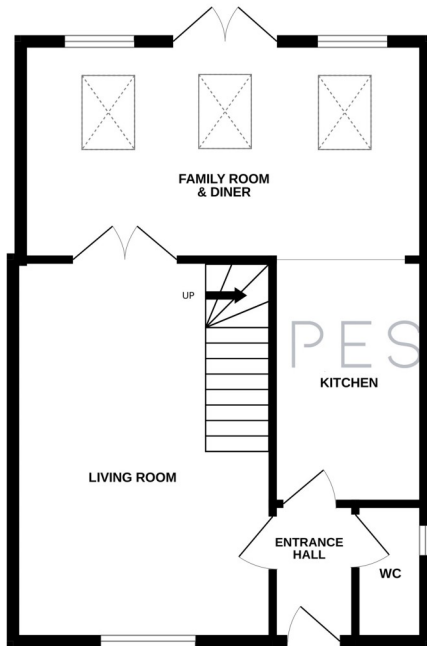
A tiered rear garden with entertaining patio, lawn and decking, all retained by close boarded fencing, with timber shed to rear.



TO FOLLOW

FLOORPLAN

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

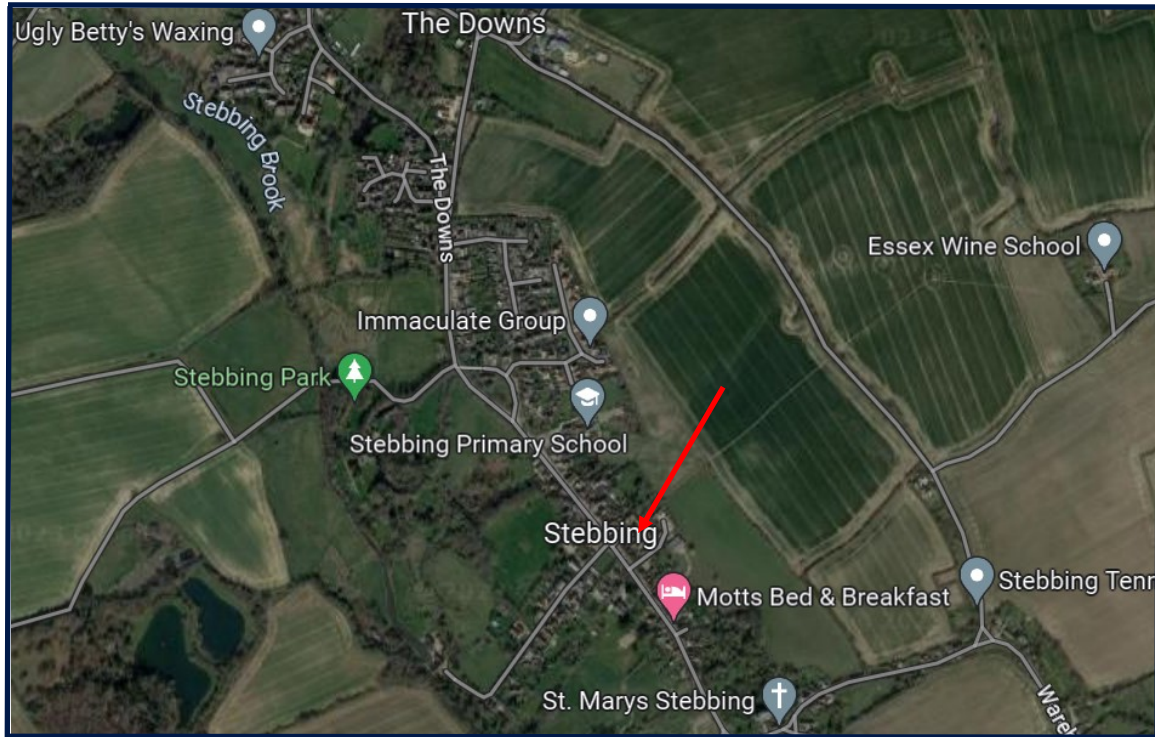
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Livery Mews is located in the centre of Stebbing village that offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

4 Livery Mews, High Street, Stebbing, Essex
CM6 3SQ

COUNCIL TAX BAND

Band D

SERVICES

Electric 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 YEARS!



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Are you a developer looking for an agent to market or value your site?