



CANFIELD ROAD, TAKELEY

TO LET – £3000 PCM

- BRAND NEW
- 4 BEDROOM DETACHED HOUSE
- LARGE LIVING ROOM WITH FIREPLACE WITH OAK BRESSUMMER
- KITCHEN AND DINING AREA WITH STONE WORKSURFACES
- DOWNSTAIRS UTILITY AND CLOAKROOM
- PRINCIPAL BEDROOM ENJOYS EN-SUITE AND BUILT-IN DRESSING AREA
- WEST-FACING REAR GARDEN ALLOWING FAR-REACHING COUNTRYSIDE VIEWS
- LARGE ENTERTAINING PATIO
- TANDEM LENGTH GARAGE
- BLOCK-PAVED DRIVEWAY FOR OFF-STREET PARKING (FOR AT LEAST 2-4 VEHICLES)

A well presented 4 bedroom detached family home that consists of a large living room area with contemporary feature fireplace, downstairs cloakroom and home office, open plan kitchen and dining area, utility room for extra storage on the ground floor. The principal bedroom enjoys a built-in dressing area and an en-suite with a fully tiled and glazed shower cubicle, then a further three bedrooms and family bathroom. The outside consists of a beautifully landscaped west-facing rear garden allowing for far reaching countryside views, a block-paved driveway supplying off-street parking for at least 2-4 vehicles, as well as a tandem length garage for additional parking if needed.





With composite panel and obscure glazed front door, opening into;

Entrance Hall

With stairs rising to first floor landing, under-stairs storage cupboard housing underfloor heating manifold, tiled flooring, inset ceiling downlighting, smoke alarm, doors to rooms.

Cloak Room

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with integrated mixer tap, large vanity mirror, inset ceiling downlighting, extractor fan, tiled flooring with underfloor heating.

Living Room 20'10" x 12'7" (6.35m x 3.84m)

With windows to front and bi-folding doors to rear patio and equestrian views beyond, feature a contemporary fireplace with brick surrounding oak bressummer, tiled flooring with underfloor heating, inset ceiling downlighting, TV, telephone and power points.

Home Office

With inset ceiling downlighting, telephone and power points, window to front, tiled flooring with underfloor heating.

Kitchen Diner

Comprising an array of eye and base level cupboards and draws with complementary stone worksurfaces, island unit with storage and continuation of the stone worksurface, breakfast bar, integrated fridge, freezer, dishwasher, bin-store, inset ceiling downlighting and ceiling lighting, integrated oven and combination oven, 5-ring induction hob, stoned and mirrored splashbacks, windows and bi-folding doors to rear patio and garden and equestrian views beyond, under sunk porcelain sink unit with worksurface integrated drainer and cooker, instant hot water mixer tap, Tv and power points, tiled flooring with underfloor heating, door to;

Utility Room

With matching eye and base level cupboards, with stone worksurface and splashback, mixer tap, recess power and plumbing for both washing machine and tumble dryer, inset ceiling downlighting, extractor fan, panel glazed door to side, tiled flooring with underfloor heating.

First Floor Landing

With window to rear, storage cupboard, fitted carpets, power points, inset ceiling downlighting and smoke alarm, doors to rooms.

Bedroom 1 - 13'4" x 12'3" (4.06m x 3.73m)

With windows in 2 aspects overlooking the garden and countryside views beyond, ? ceiling with ceiling effect lighting, TV and power points, built in dressing area with twin his/her wardrobes with hanging rails and shelving, underfloor heating, further door into;

Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, large vanity mirror, electric shaving point, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

Bedroom 2 - 12'8" x 11'1" (3.86m x 3.38m)

With windows overlooking rear garden and countryside views beyond, inset ceiling downlighting, TV and power points, fitted carpet with underfloor heating.

Bedroom 3 - 12'8" x 9'5" (3.86m x 2.87m)

With window to front, inset ceiling downlighting, TV and power points, fitted carpet with underfloor heating.

Bedroom 4 - 12'0" x 9'3" (3.66m x 2.82m)

With window to front, inset ceiling downlighting, TV and power points, fitted carpet with underfloor heating.

Family Bathroom

Comprising a tiled enclosed bath with mixer tap and integrated shower over, tiled surround with glazed shower screen, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring with underfloor heating.

OUTSIDE

The Front

The front of the property is beautifully positioned behind electric gates, with a block-paved driveway supplying for parking for at least 2-4 vehicles, with a large expanse of lawn with box hedging, pathway with flower beds leading to storm porch, further access to garage with up-and-over door with power and lighting, personnel gate to side, leading to;

West-Facing Rear Garden

Beautifully landscaped with large entertaining patio, lawn and well stocked shrub and herbaceous flower beds, all retained by close-boarded and rail fencing to allow for far-reaching countryside views.

Garage 29'7" x 9'10" (9.02m x 3m)

With up-and-over electric door supplying access to garage that has power and lighting, eaves storage and housing a large hot water pressurised hot water cylinder, window and personnel door to rear.



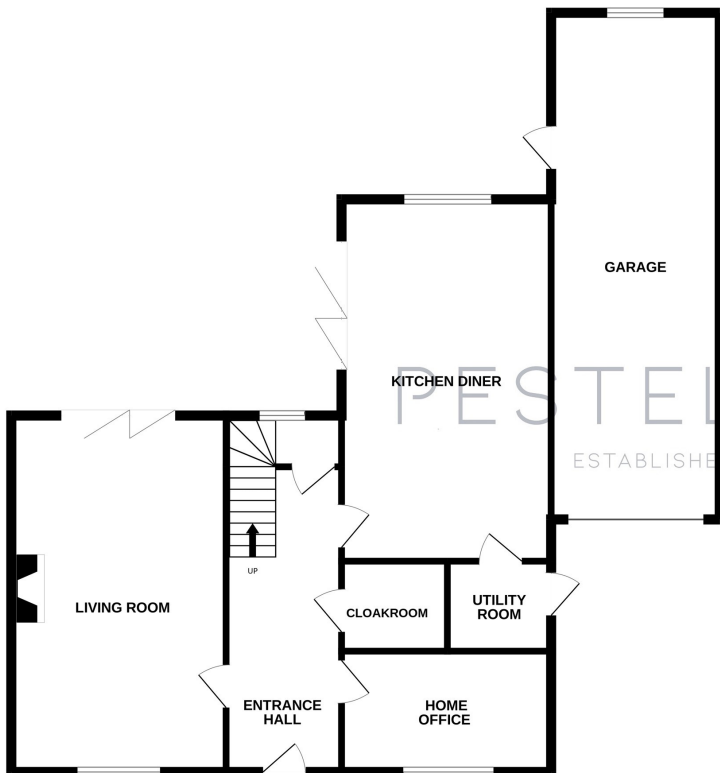
DETAILS

EPC

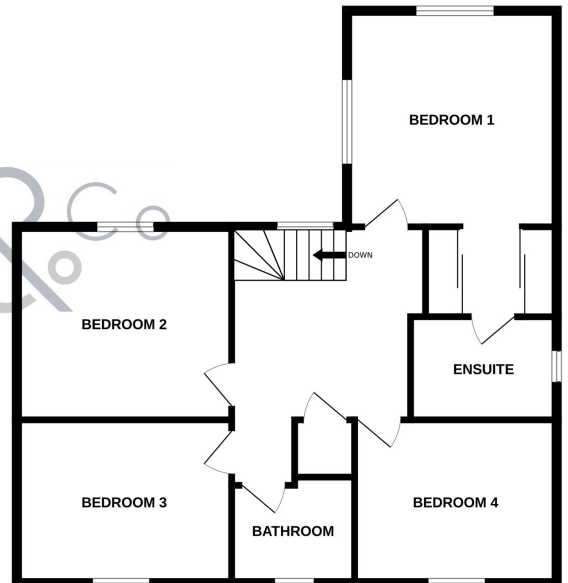
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



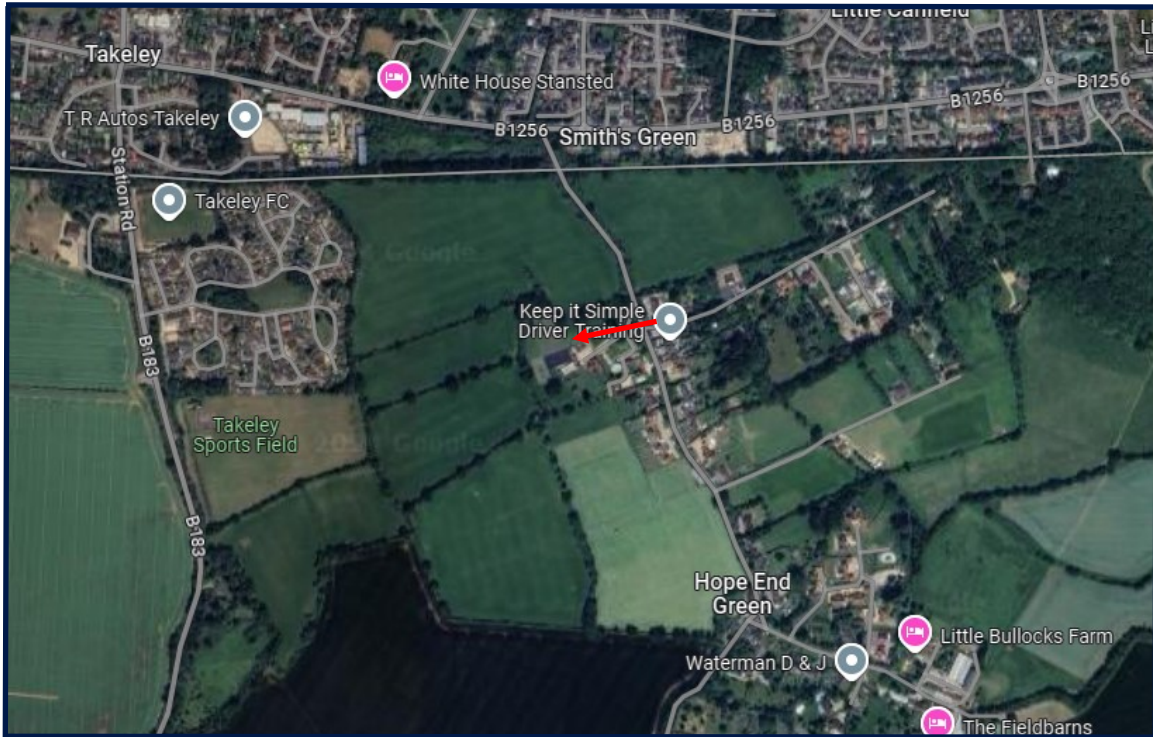
1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



GENERAL REMARKS & STIPULATIONS

Canfield Road is located a short drive away from Takeley, benefitting from its village community shops and newsagents. On site you can find a club house, launderette, beauty salon, hair dressers and barbers. Takeley Park has it's own bus stop with frequent buses to Bishop's Stortford, Great Dunmow, Chelmsford and Stansted International Airport. Bishop's Stortford town centre being just 10 minutes by car benefits from excellent shopping and recreational facilities also giving access to Bishop's Stortford train station that supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

4 Hart Lea, Canfield Road, Takeley, Essex, CM22 6ST

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and 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.

PESTELL & Co

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