



## PARSONAGE ROAD, TAKELEY OFFERS IN EXCESS OF - £420,000

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE LIVING ROOM
- KITCHEN BREAKFAST ROOM
- SEPARATE DINING ROOM/PLAYROOM
- LARGE ENTRANCE HALL
- GROUND FLOOR CLOAKROOM
- FOUR-PIECE FAMILY BATHROOM
- 30FT REAR GARDEN
- BLOCK-PAVED DRIVEWAY SUPPLYING OFF-STREET PARKING FOR AT LEAST 2 VEHICLES
- SINGLE GARAGE

We are pleased to offer this three bedroom semi-detached family home comprising a large living room with sliding patio doors to rear garden, a kitchen breakfast room and a separate dining room/playroom.

The first floor consists of large principal bedroom, second bedroom with built-in wardrobes, bedroom three/home office and a four-piece family bathroom. The front of the property is approached via a block-paved driveway supplying off-street parking for at least 2 vehicles with possibility to extend if required, side garden leading to the 30ft rear garden with shrub and herbaceous flower beds.





With composite panelled and obscure glazed front door opening into;

### **Entrance Lobby**

With ceiling lighting, wall mounted radiator, fitted carpet and door to;

### **Entrance Hall 13'3" x 10'8" (4.04m x 3.25m)**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, array of power and telephone points, storage cupboard, fitted carpet, doors to rooms.

### **Cloakroom**

Comprising of close coupled WC, corner wash hand basin with mixer tap, tiled splashback above and storage beneath, half-tiled surround, ceiling lighting, obscured window to front, wall mounted chromium heated towel rail, tiled flooring.

### **Kitchen Breakfast Room 12'4" x 10'2" (3.76m x 3.1m)**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface, tiled splashback, 1 1/2 single drainer porcelain sink unit with mixer tap, 4-ring gas hob with stainless steel splashback and extractor fan above, integrated double-oven, recess power and plumbing for washing machine, dishwasher and fridge-freezer, ceiling lighting, wall mounted radiator, breakfast island with breakfast bar, window to front, array of power points, tiled flooring.

### **Living Room 14'1" x 12'4" (4.29m x 3.76m)**

With large sliding patio doors leading to rear garden, wall mounted radiators, TV and power points, ceiling lighting, fitted carpet, large archway leading through to;

### **Dining Room 10'11" x 10'8" (3.33m x 3.25m)**

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

### **First Floor Landing**

With airing cupboard housing hot water cylinder and slatted shelves, access to loft, fitted carpet, ceiling lighting, doors to rooms.

### **Bedroom 1 - 13'7" x 12'9" (4.14m x 3.89m)**

With large window to front, wall-to-wall wardrobes, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Bedroom 2 - 11'5" x 10'4" (3.48m x 3.15m)**

With window to rear, built-in wall-to-wall wardrobes with sliding doors, hanging rails and shelving within, wall mounted radiator, ceiling lighting, power points, fitted carpet.

### **Bedroom 3 - 10'8" x 8'2" (3.25m x 2.49m)**

With window to rear, ceiling lighting, wall mounted radiator, array of power points, fitted carpet (Agents note – this bedroom is currently set up as a home office).

# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 2 vehicles, large front lawn that could be extended to additional driveway if required, access to garage and personnel gate to;

## Rear Garden

Approximately 30ft in length, laid primarily to lawn with entertaining patio, all retained by close boarded fencing with mature shrub and herbaceous flower beds.



# DETAILS

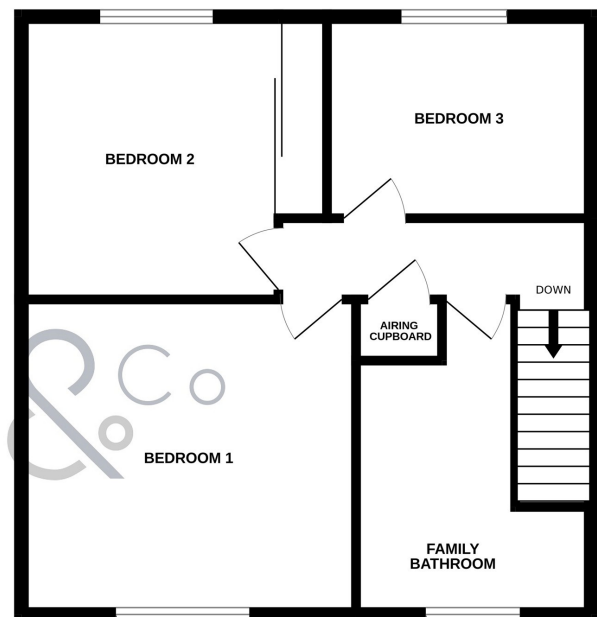
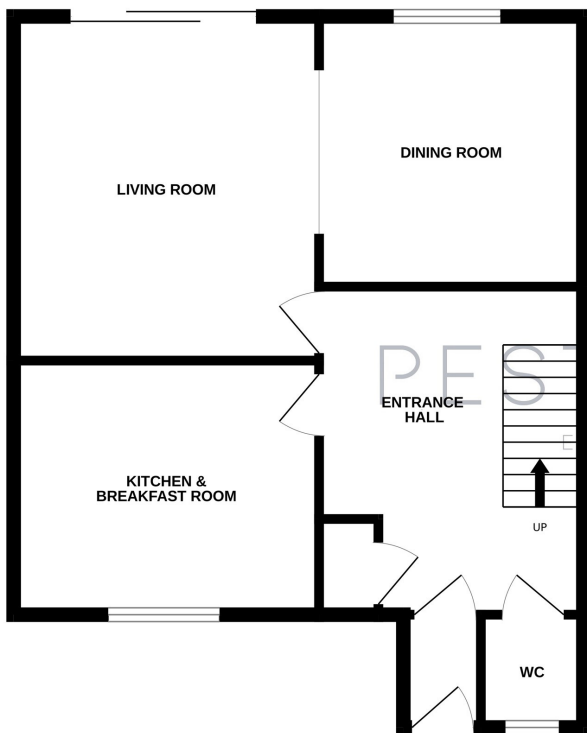
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.

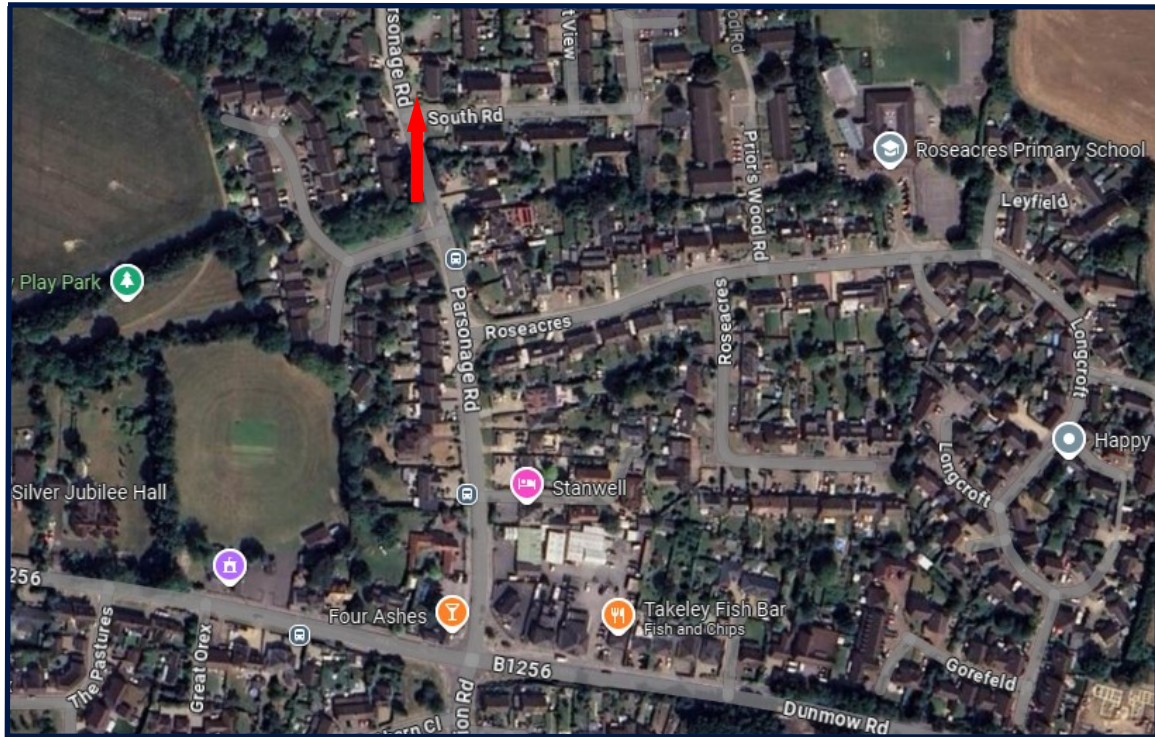


TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

# GENERAL REMARKS & STIPULATIONS

**Parsonage Road** is located in Takeley which 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.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Chestnuts, Parsonage Road, Takeley, Bishops Stortford, CM22 6RH

## COUNCIL TAX BAND

Band D

## SERVICES

Mains electric, gas fired central heating, mains water and drainage

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