



RAINSFORD ROAD, STANSTED MOUNTFITCHET

GUIDE PRICE - £475,000

- THREE BEDROOM MID-TERRACE FAMILY HOME
- LARGE OPEN PLAN LIVING, KITCHEN AND DINING
- KITCHEN AREA WITH ISLAND UNIT AND BREAKFAST BAR
- SEPARATE UTILITY ROOM
- BEDROOMS 1 & 2 WITH BUILT-IN STORAGE
- FOUR PIECE FAMILY BATHROOM
- OFF-ROAD PARKING FOR 2 VEHICLES
- SINGLE GARAGE
- LOW MAINTENANCE ENTERTAINING REAR GARDEN
- REAR GARDEN WITH ARTIFICIAL LAWN
- WALKING DISTANCE TO BENTFIELD SCHOOL

A three bedroom property with the ground floor boasting an open plan living, kitchen and dining area, the living area comprises a media wall with recess for large TV and contemporary electric fire, the kitchen & dining area enjoys an island unit with breakfast bar as well as integrated appliances, separate utility room. The first floor consists of 2 bedrooms with built-in storage, an additional bedroom and a four piece family bathroom. The front of the property is approached via a driveway for 2 vehicles and a garage. The low maintenance rear garden is approximately 40ft in length and is entertaining with its decked area and artificial lawn ideal for family.





With uPCV and obscure glazed front door and sidelight opening into;

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, contemporary wall mounted radiator, Herringbone wood effect linoleum flooring, doors to rooms.

Living Room 18'5" x 11'8"

With large window to front, ceiling lighting, contemporary wall mounted radiator, further wall mounted radiators, contemporary media wall with recess for large TV and electric contemporary fire, storage cupboards, wood effect Herringbone linoleum flooring, ceiling lighting, large opening into;

Kitchen Diner

With vaulted ceiling with 3 Velux windows, inset ceiling downlighting, bi-folding doors out to rear garden, wall mounted contemporary radiator, power points, wood effect Herringbone linoleum flooring. Kitchen Area comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surface, single bowl composite sink unit with mixer tap, island unit with breakfast bar and 4-ring electric hob, integrated oven, integrated bin store, dishwasher & fridge-freezer. TV and power points, further radiator, sliding door to;

Utility Room

With ceiling lighting, workstation with recess power and plumbing for extra fridge, tumble dryer and washing machine, wood effect Herringbone linoleum flooring.

First Floor Landing

With ceiling lighting, smoke alarm, access to loft, window overlooking rear garden, wall mounted radiator, storage cupboard, fitted carpet, doors to rooms.

Bedroom 1 - 9'0" x 8'9"

With window overlooking rear garden and woodland copse beyond, built-in wardrobe with hanging rail and shelving, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 2 - 14'11" max x 9'3"

With two windows to front, ceiling lighting, wall mounted radiator, built-in storage cupboards with hanging rails and shelving, power points, fitted carpet.

Bedroom 3 - 9'7" x 8'9"

With ceiling lighting, large window to front, wall mounted radiator, power point, fitted carpet.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and twin head shower over, glazed shower screen, full tiled surround, vanity mounted wash hand basin with mixer tap and storage beneath, fully tiled and glazed shower cubicle, close coupled WC, airing cupboard housing wall mounted boiler and hot water cylinder, slatted shelves, tile effect linoleum flooring, ceiling lighting, obscure window to rear.

OUTSIDE

The Front

The front of the property is approached via a concrete driveway and pathway leading to front door and garage, further lavender slate area ideal for additional parking, retained by mature shrub hedged border.

Garage

With up-and-over door, power and lighting within.

Rear Garden

Approximately 40ft in length, laid to a low maintenance entertaining decking area and artificial lawn ideal for young children, all retained by close boarded fencing with small woodland copse to rear, outside lighting and power points and further water point can also be found.



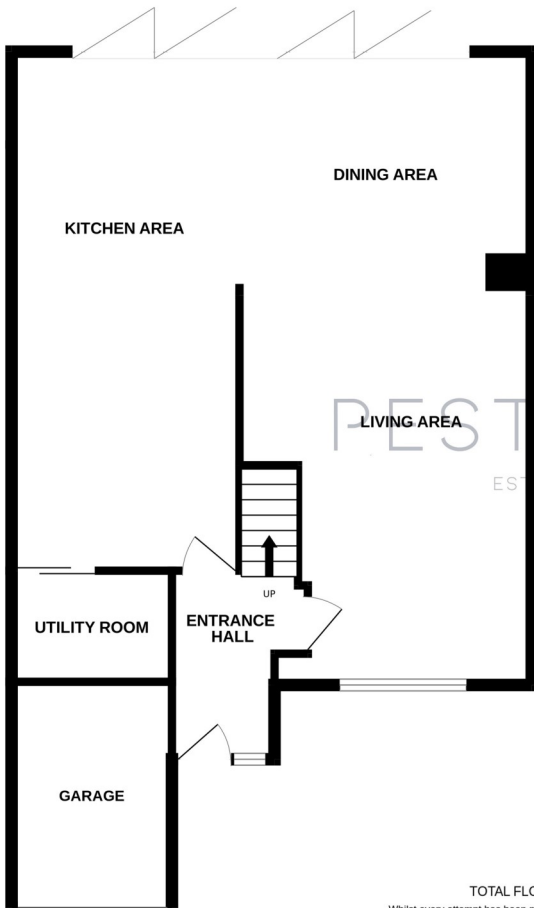
DETAILS

EPC

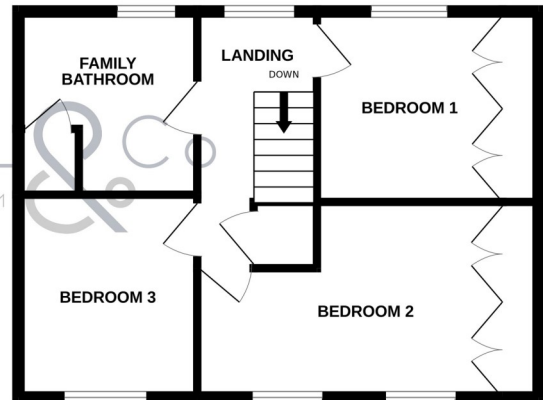
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



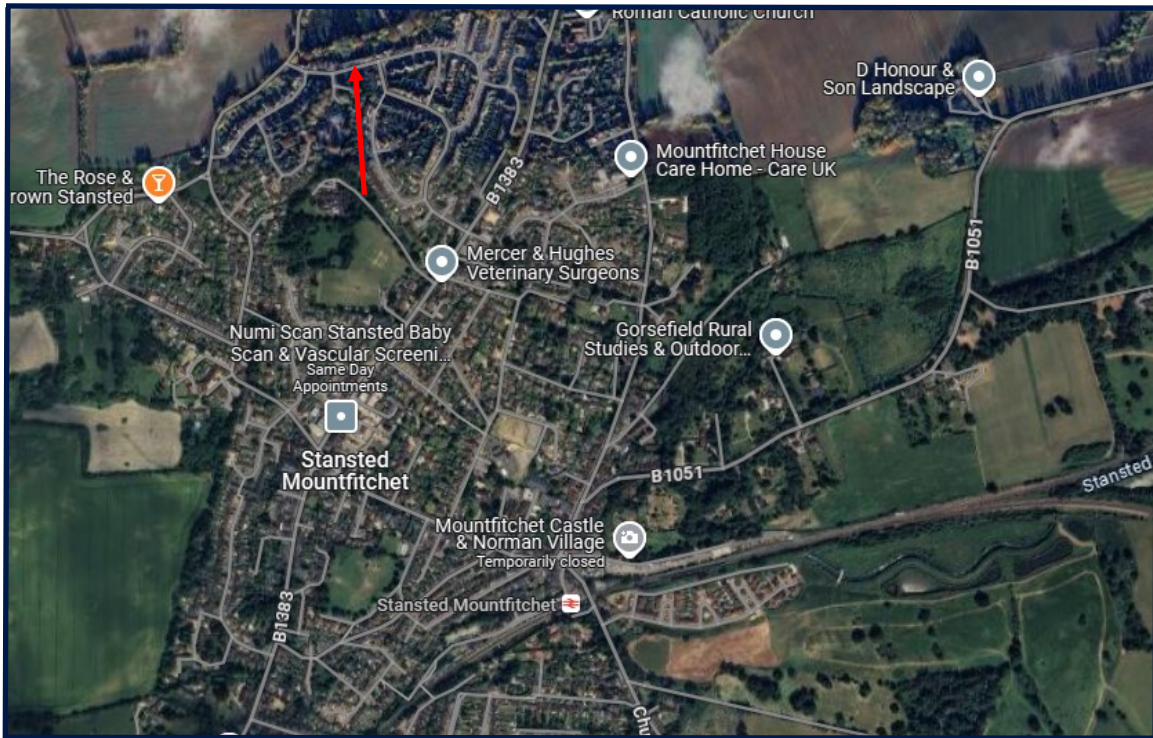
TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

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

Rainsford Road is located within **Stansted Mountfitchet**, which is a village in the Uttlesford district and is near the Hertfordshire border, approximately three miles from Bishops Cleeve. The village is famous for Mountfitchet Castle, an early Norman structure which is believed to have been fortified during the Iron Age and then by the Romans and Vikings. The village itself has a number of public houses, shops as well as other local amenities, a primary school and college, a football club and a train station which offers direct access to London, Liverpool Street Station. Stansted also offers the A120 supplying further access to M11/M25 and of course London Stansted International Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

68 Rainsford Road, Stansted Mountfitchet,
Stansted, Essex, CM24 8EA

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, Mains electricity and
water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 17/12/2024. 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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