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2 GODFREY CRESCENT

Takleley, Bishop's Stortford, CM22 6FU

£475,000



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www.jamesandco.net

- Detached Family Home
- Three Bedrooms
- Master En-Suite and Family Bathroom
- Cloakroom
- Extended Garage with Extra Parking to the Front
- Fitted Kitchen
- Easy to Maintain Large Garden Area
- Easy Access to Bishop's Stortford and Dunmow





Property Description

THE PROPERTY

Beautifully presented three bedroom detached family home, well situated within this popular development within easy driving distance to Bishop's Stortford and Dunmow. Parking and garage - perfect family home!

THE LOCATION

Takeley is a historic village which borders the national nature reserve of the picturesque 'Hatfield Forest' and only 4 miles east of Bishop Stortford. Together with 5 miles from Dunmow Town, these two towns offer an array of shops, recreational facilities including restaurants and bars.

It has an abundance of schools, with the neighbouring village of Little Canfield offering a pre-school and primary

school. The village itself offers ample amenities and the famous family run restaurant 'La Bonta' in Little Canfield.

Takeley is surrounded by open countryside and the historic Fitch Way country park close by for those Sunday morning strolls. Stansted airport and the town of Stansted Mountfitchet are also close by.

PROPERTY INFORMATION

Freehold.
EPC - B
Council Tax - D

ENTRANCE HALL

CLOAKROOM

KITCHEN

13' 1" x 7' 3" (4.00m x 2.22m)

LOUNGE/DINER

14' 6" x 16' 10" (4.43m x 5.14m)

LANDING

BEDROOM 1

13' 5" x 11' 3" (4.09m x 3.43m)

EN SUITE

maintenance with a timber storage shed with power and light.

BEDROOM 2

9' 10" x 9' 6" (3.00m x 2.90m)

BEDROOM 3

9' 6" x 6' 8" (2.90m x 2.04m)

BATHROOM

GARAGE

22' 11" x 9' 10" (7.00m x 3.00m)

OUTSIDE

The property has off street parking leading to the extended garage with an electric door. The rear garden is low





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COUNCIL TAX BAND

Tax band D

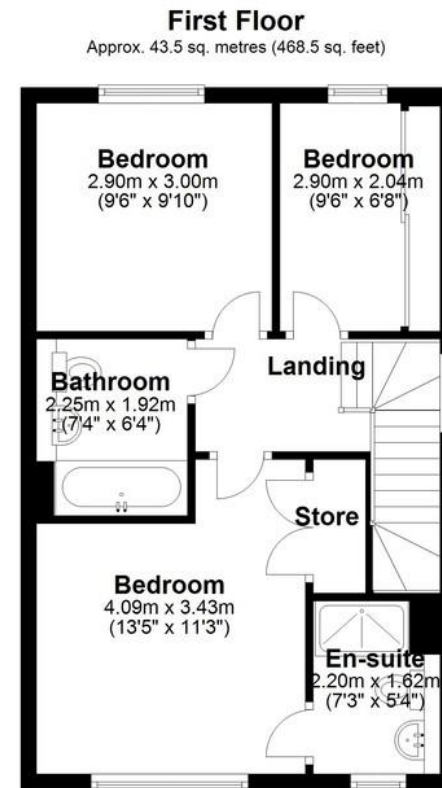
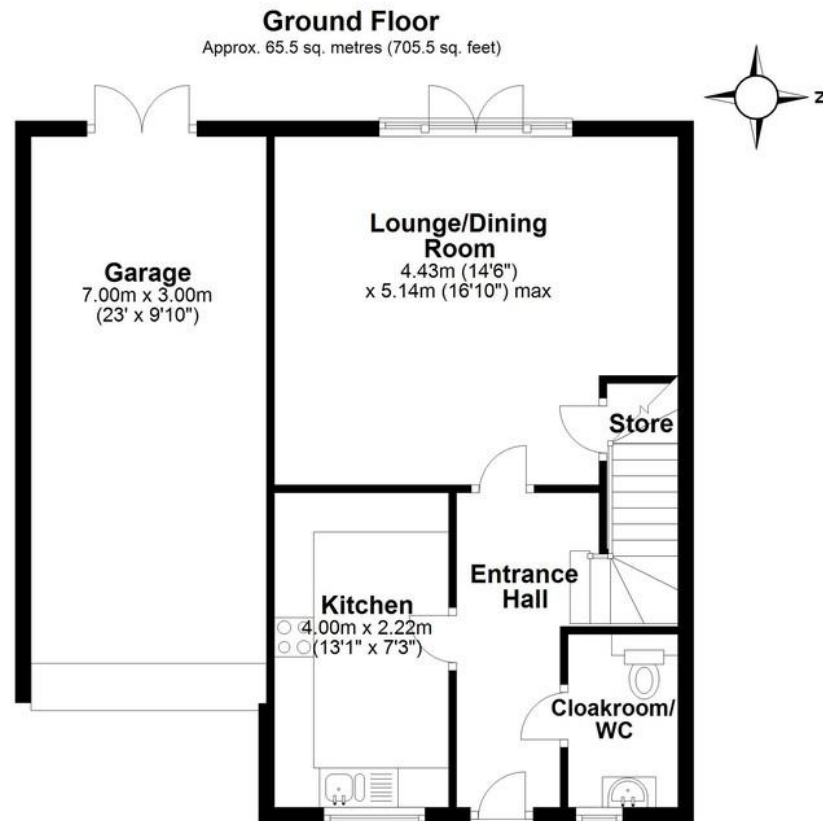
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Godfrey Crescent, Bishops Stortford

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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