



PESTELL & Co
ESTABLISHED 1991

16 Hawthorn Close, Takeley, Bishops Stortford, Herts

NO ONWARD CHAIN

GUIDE PRICE - £335,000

A good sized 3 bedroom, semi-detached family home situated on a quiet cul-de-sac location. The living accommodation consists of entrance hallway, kitchen, living/dining room, conservatory and ground floor w.c. On the first floor are the 3 bedrooms and a family bathroom. Externally is an established rear garden, single garage to the side and a private driveway for 2 vehicles to the front. A short distance to both amenities and schooling.

Part glazed front door with opaque, side window into:

Entrance Hallway:

Carpeted, double glazed, opaque window to front, under stairs cupboard, radiator and ceiling light point. Carpeted stairs to first floor accommodation and door into:

Kitchen - 16'2 x 8'4 (4.93m x 2.54m)

Wood effect flooring, a range of eye and base level units with complementary work surface, inset sink and drainer unit. Built in oven and microwave. 4 ring electric hob with extraction over, space for washing machine, fridge and freezer. Double glazed door and window to rear, radiator, splash back tiles, inset down lighters and ceiling light point.



Outside:

A well established rear garden includes a shaped patio area off the back of the property, the remainder is mainly laid to lawn with plant and shrub borders. Panel fencing surround, pond, outside lighting. Gated side access and door into:

GARAGE - 'Up & Over' door, light and power.

Block paved private driveway to the front for 2 vehicles.



FULL ADDRESS

16 Hawthorn Close, Takeley, Bishops Stortford, Herts, CM22 6SD

SERVICES

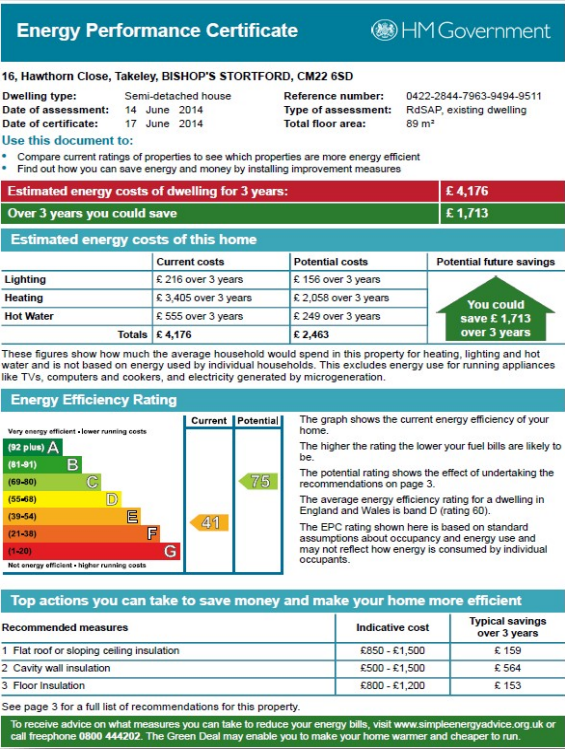
Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council Council Offices London Road Saffron Walden Essex CB11 4ER

AGENT NOTES

Band D



IMPORTANT NOTICE

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.

Living/Dining Room - 21'6 x 11'4 (6.55m x 3.45m)

Carpeted, double glazed window to front, marble fireplace with electric fire, two radiators and two ceiling light points. Door into hallway and double opening, glazed doors with side windows into:

Conservatory - 10'3 x 9'2 (3.12m x 2.79m)

Carpeted, brick based, glazed to two sides, double opening doors to garden, radiator and ceiling fan point. Door into:

Ground Floor w.c.:

Tiled flooring, low level w.c., wash hand basin with cupboards under, heated towel rail, cupboard, extraction fan and spotlights.



First floor landing, double glazed window to side, carpeted, loft access and ceiling light point. Doors into:

Bedroom 1 - 12'1 x 9'11 (3.68m x 3.02m)

Carpeted, double glazed window to front, radiator and ceiling light point.



Bedroom 2 - 11' x 9'5 (3.63m x 2.87m)

Carpeted, double glazed window to rear, airing cupboard, radiator and ceiling light point.



Bedroom 3 - 8'10 x 7'4 (2.69m x 2.26m)

Carpeted, double glazed window to front, over stairs cupboard, radiator and ceiling light point.

Family Bathroom:

Vinyl flooring, inset bath with shower attachment, low level w.c., pedestal wash hand basin. Double glazed, opaque window to rear, radiator, fully tiled walls, extraction fan and ceiling light point.

