

**TOTAL APPROX. FLOOR
AREA: 1187 SQ. FT.**

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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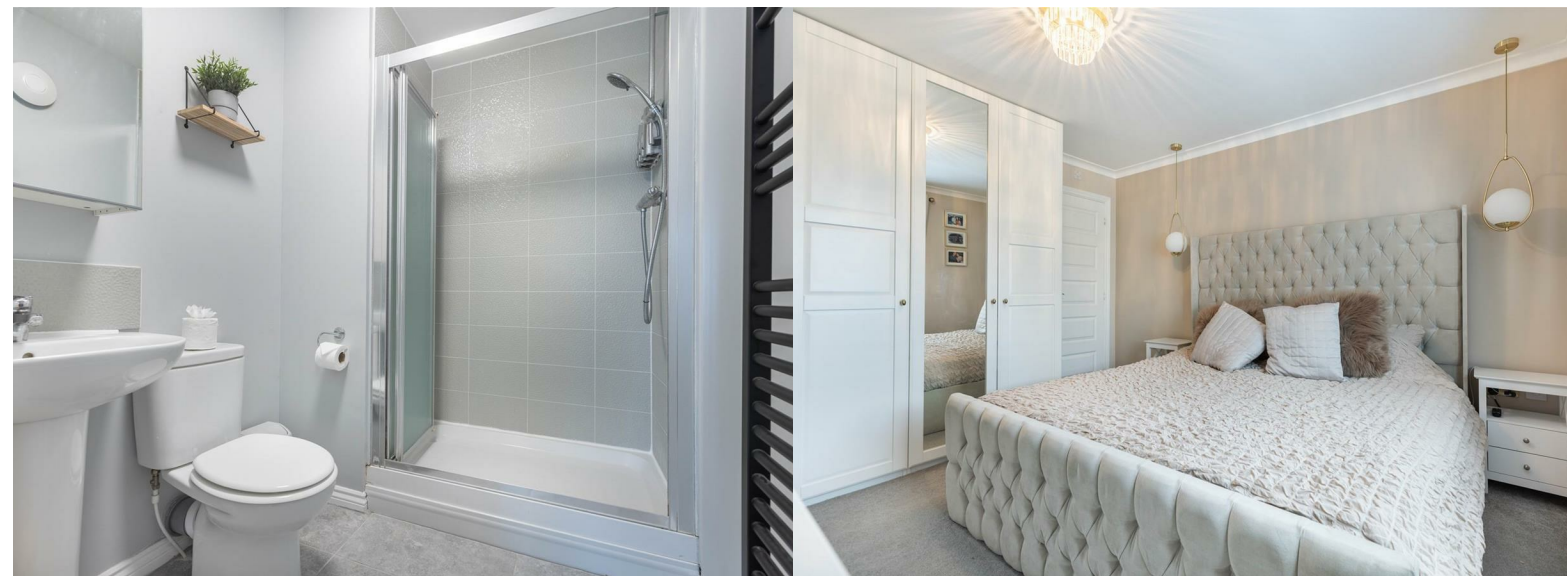
CHURCH VIEW CLOSE, TAKELEY, BISHOP'S STORTFORD
OFFERS OVER £500,000



CHURCH VIEW CLOSE TAKELEY BISHOP'S STORTFORD

Daniel Brewer are pleased to market to this charming detached property located in the peaceful residential area of Takeley. On the ground floor of this lovely home boasts a welcoming entrance hall, spacious living room, kitchen/diner, utility room and WC. On the first floor there are four bedrooms, two double and two single with en-suite facilities to the principal and a family bathroom. Externally the property benefits from a enclosed rear garden, a single garage, driveway parking for one vehicle and an additional assigned parking space.

Situated on a quiet residential road in Takeley, Essex, this property offers a tranquil retreat away from the hustle and bustle of city life. with open farmland and public footpaths. The convenient location provides easy access to the A120, M11 & Stansted Airport making commuting a breeze for those who need to travel for work or leisure. A great primary school, public houses and convince store are only a stones throw away.





for outdoor dining or entertaining. Raised planters add a touch of greenery and provide opportunities for keen gardeners, and there's ample space for garden furniture, as well as a trampoline or play equipment. The garden enjoys a good degree of privacy, with fencing enclosing the space and mature trees adding natural screening. With direct access from the house, and into the Single Garage.

Garage & Parking
Single garage with pedestrian access, up and over Aluminium door, power and lighting. Driveway parking for one vehicle with additional parking to front.

Additional Information
Freehold, gas central heating, mains waste water drainage, internet provisioning working for home, partially boarded loft.

- **Four Bedroom Family Home**
- **Kitchen Diner**
- **Living Room**
- **WC & Utility Room**
- **Family Bathroom**
- **En-Suite Facilities to Principal**
- **Enclosed Rear Garden**
- **Single Garage**
- **Private Cul De Sac**
- **Desirable Village Location**

Entrance Hall
19'4" x 6'10" (5.9m x 2.1m)
Entrance via UPVC door with frosted double glazed windows, stairs to first floor landing, access to utility cupboard, access to under stairs storage with bespoke pull out shoe storage, wood wall panelling, wall mounted radiator, wood laminate flooring, ceiling mounted light fixtures, various power points. Doors to: WC, Living Room, Kitchen.

Living Room
14'1" x 13'1" (4.3m x 4.0m)
Double glazed UPVC window to front aspect with internal timber shutters, TV wall unit with inset for TV,& speakers, feature electric fireplace, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points, TV point.

WC
Low level WC, pedestal wash hand basin with separate taps and splash back tiling, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, extractor fan.

Kitchen/Diner
20'0" x 10'5" (6.1m x 3.2m)
Double glazed UPVC window to rear aspect with integrated blinds, double glazed UPVC French doors to the rear aspect with integrated blinds, various base and eye level units with marble effect work surfaces over, one and a half unit composite sink with mixer tap and drainer unit, integrated fridge freezer, integrated dishwasher, water softener, AEG double fan over, four ring gas hob with extractor fan overhead, access to gas boiler, wall mounted radiators, wood laminate flooring, ceiling mounted light fixtures, various power points, extractor fan. Door to; Utility Room.

Utility Room
6'2" x 4'11" (1.9m x 1.5m)
Various base and eye level units with marble effect work surfaces, space for washing machine, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points, extractor fan.

First Floor Landing
15'5" x 7'10" (4.7m x 2.4m)
Carpeted stairway with painted timber bannister, access to loft with pull down ladder, access to airing cupboard, wood





wall panelling, wall mounted radiator, carpeted flooring, various power points.

Principal Bedroom

12'1" x 11'9" (3.7m x 3.6m)
Double glazed UPVC window to front aspect with internal timber shutters, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Door to: En-Suite.

En-Suite

Three-piece suite, low level WC, pedestal wash hand basin with mixer tap and splash back tiling, tile enclosed shower with accordion glass door, storage cabinet, inset spotlight, extractor fan,

Bedroom Two

11'5" x 10'5" (3.5m x 3.2m)
Double glazed UPVC window to rear aspect with internal timber shutters, integrated wardrobe unit, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Bedroom Three

9'2" x 7'6" (2.8m x 2.3m)
Double glazed UPVC window to rear aspect with internal timber shutters, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Bedroom Four

9'2" x 7'6" (2.8m x 2.3m)
Double glazed UPVC window to front aspect with internal timber shutters, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Three-piece suite, low level WC, vanity wash hand basin with low level storage and mixer tap, tile enclosed shower and jacuzzi bath with rainfall head, wall mounted heated towel rail, porcelain tiled walls and floors, electric under floor heating, ceiling mounted light fixture, shaver port, extractor fan,

Garden

The rear garden offers a fantastic space for both relaxation and recreation. A well-maintained lawn provides plenty of room for children to play, while a paved patio area is ideal

