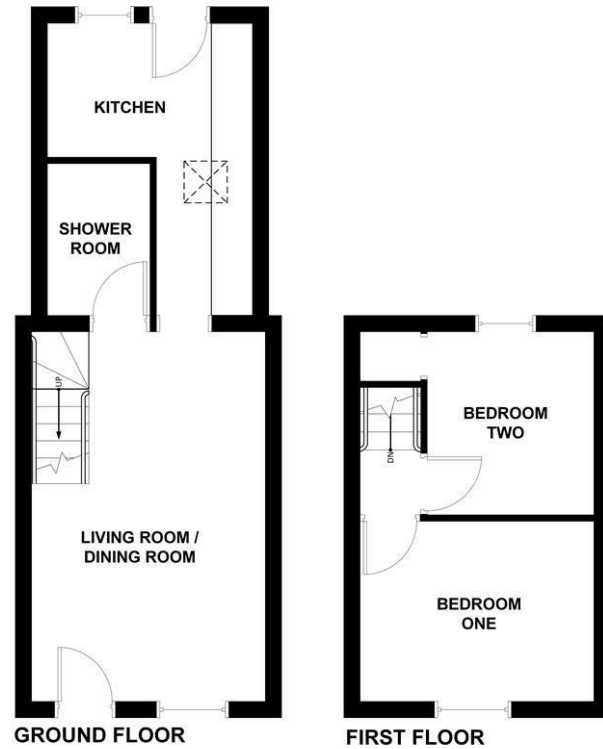


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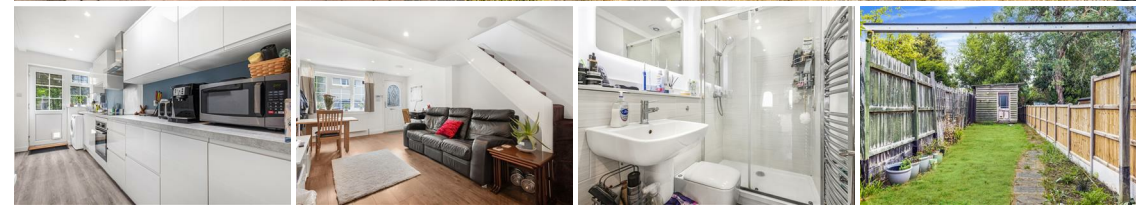


**TOTAL APPROX. FLOOR
AREA: 580 SQ. FT.**

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.



BROADFIELD ROAD, TAKELEY, BISHOP'S STORTFORD
OFFERS OVER £300,000

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Situated in the well-connected village of Takeley, with convenient access to Stansted Airport and the A120, this well-presented terraced home offers practical accommodation arranged over two floors.

The ground floor features an open-plan living/dining room with fireplace, a kitchen which has been refitted by the current owners, a useful shower room. Upstairs are two bedrooms, comprising one double and one single.

Outside, the property benefits from driveway parking for one vehicle and a rear garden with a sheltered patio area, lawn, timber shed and a pathway leading through to a small wooded area at the rear.

Living Room / Dining Room

18'4" x 11'9" (5.6m x 3.6m)

The property is accessed via a glazed UPVC door to the front aspect, double glazed UPVC window to front aspect, carpeted stairway to first floor landing, fireplace with stone hearth

and mantle, wall mounted radiator, timber flooring, inset spotlights, various power points. Opening to Kitchen, Door to: Shower Room.

Kitchen

14'5" x 10'2" (4.4m x 3.1m)

Glazed door to rear aspect, double glazed UPVC window to rear aspect, skylight, various base and eye level units with granite effect worksurfaces over, low level oven, four ring hob with extractor fan overhead, inset stainless steel sink with mixer tap, space for washing machine, space for fridge freezer, wall mounted radiator, inset spotlights, various power points.

Shower Room

Three-piece suite, low level WC, pedestal wash hand basin with mixer tap, shower with rainfall head, handheld attachment and glass door, wall mounted mirror with backlight & storage shelf, wall mounted heated towel rail, tiled flooring, tiled walls, inset spotlights.

Landing

Carpeted stairs with painted timber handrail, inset spotlights. Doors to: Bedroom One, Bedroom Two.

Bedroom One

11'9" x 8'10" (3.6m x 2.7m)

Double glazed UPVC window to front aspect, wall mounted radiator, timber flooring, inset spotlights, various power points.

Bedroom Two

9'2" x 8'10" (2.8m x 2.7m)

Double glazed window to rear aspect, access to over stairs storage cupboard housing various electrical and utility installations, wall mounted radiator, timber flooring, inset spotlights, various power points.

Garden & Parking

To the front of the property, a concrete driveway provides parking for one vehicle, with a brick-paved pathway creating a n inviting approach to the front door. To the rear, a stone-paved patio with a timber-framed

Perspex canopy offers a pleasant sheltered seating area, with a pathway continuing alongside the lawned garden. Beyond the lawn sits a timber shed, while the path carries on towards a small wooded area at the far end of the garden, creating a lovely sense of depth and greenery.

Village Summary

Takeley is a well-connected village situated between Great Dunmow and Bishop's Stortford, offering a good balance of village living and excellent transport links. The village benefits from convenient access to the A120, M11 and Stansted Airport, while retaining a strong local community and historic character. Local landmarks include the Grade I listed Holy Trinity Church, and the village also offers a range of recreational facilities including football and cricket clubs, with surrounding countryside providing pleasant walking routes.

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