



**BUTLER & STAG**

The Street | Bishop's Stortford

| CM22

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*One of two brand new and outstanding four bedroom, detached houses. Built to an exceptional standard and occupying a peaceful position, in the picturesque and highly desirable area of Takeley.*

- *New Build Detached House • Four Bedrooms / Two Bathrooms • 10 Year Build Warranty • Off Street Parking / Electrical Charging Points • Bespoke Kitchen with Integrated Appliances • Underfloor Heating • High Specification Finish • December 2021 Completion*

*Offers Over £600,000 / Freehold*

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Stile Close is a private development of just two detached 4-bedroom homes that has been built to offer the highest specification and modern contemporary design arranged over two floors.

Attention to detail on finish and energy efficiency is evident throughout, including underfloor heating to the ground floor. Accommodation comprises an inviting entrance hall, formal living room, guest cloakroom, utility room and stunning kitchen/dining/living room to the rear with feature island and bi-fold doors out to the rear garden.

The fully fitted kitchen from a local manufacturer will include integrated Bosch appliances, fitted wine cooler and Quartz Countertops. The ground floor will be laid in Wood effect flooring and bedrooms carpeted in soft neutral tones. Modern tiled Bathrooms will be fitted under sink storage units and laid in the same flooring providing a natural flow throughout the house.

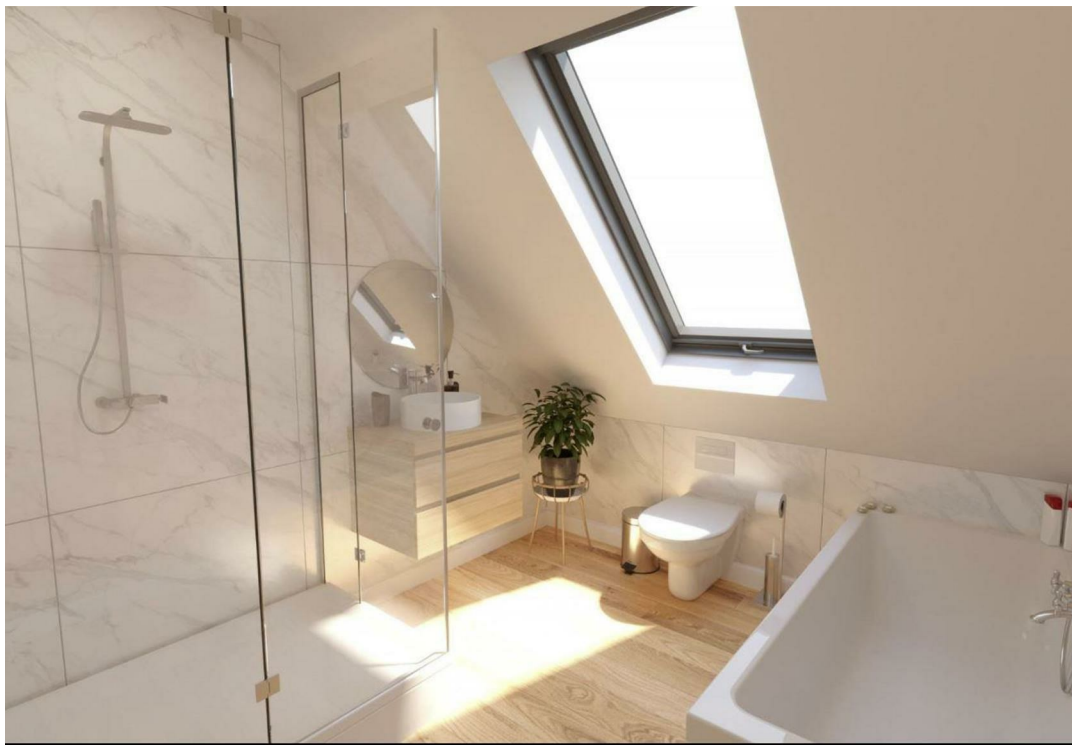
The first-floor is accessed via the Oak staircase with glass balustrade and hosts four bedrooms, two with built in wardrobes, the master enjoying a superb en-suite shower room and adjoining family bathroom. Handy storage in the loft is accessed above.

The properties are set back and accessed via a private driveway. Both properties offer an Indian sandstone finished patio and turfed rear gardens. There are modern car charging points provided.

Takeley is an historic village and the national nature reserve of the picturesque 'Hatfield Forest' is only a short walk away. 4 miles to the east is 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.

NB. The finishes may differ to CGI images.







# BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	