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*Established 1986*

*Independent Estate Agents and Valuers*



**16, Rochford Close, Stansted, Essex, CM24 8LZ**

**Offers over £315,000**

Beautifully presented and ideally located, this attractive two-bedroom home offers comfortable modern living within easy reach of the village centre, train station, and local schools. The property features a spacious sitting room and a stylish open-plan kitchen/dining room complete with an integrated double oven, hob, and extractor. Upstairs are two generous double bedrooms and a contemporary family bathroom.

Outside, there is parking for two cars to the front, while the private rear garden provides a peaceful retreat, backing onto established trees and benefiting from gated rear access.

The Council Tax is Band is C. EPC Band C.

### Entrance Hall

With stairs to the first floor and door to;

### Sitting Room

14'1" x 9'2" (4.31m x 2.81m)

Spacious and bright room with windows to the front and under stairs storage.



### Kitchen/Dining Room

12'5" x 9'0" (3.79m x 2.75m)

Open plan kitchen/dining room with windows and doors opening onto the rear garden. The kitchen includes;

- Integrated double oven
- Four ring gas hob with extractor over
- Space for fridge/freezer
- Space for washing machine



### First Floor Landing

Doors to all rooms and access to the loft. The loft has a fitted ladder and is boarded in the main area.

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**Bedroom 1**

10'5" (to wardrobes) x 8'11" (3.20m (to wardrobes) x 2.72m)  
Double bedroom with large built in wardrobe.



**Bedroom 2**

12'6" max x 7'10" (3.83m max x 2.40m)

Double bedroom with study area including bespoke fitted desk and storage cupboard.



## Bathroom

Modern suite consisting of bath, basin and WC.

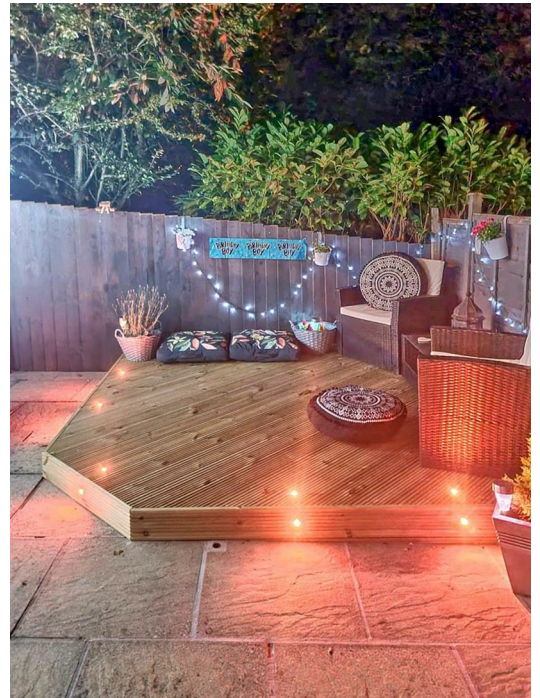
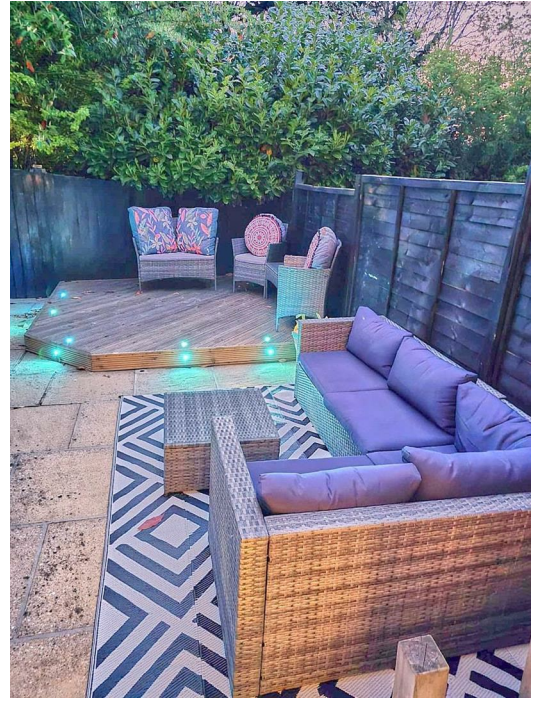


## Front

The front garden is mostly paved with an area laid to stones. There is parking for two cars in the courtyard opposite the property.

### Rear Garden

The garden private and quiet backing onto established trees. It is mostly paved with a raised decked seating area and gated rear access.



### **Disclaimer**

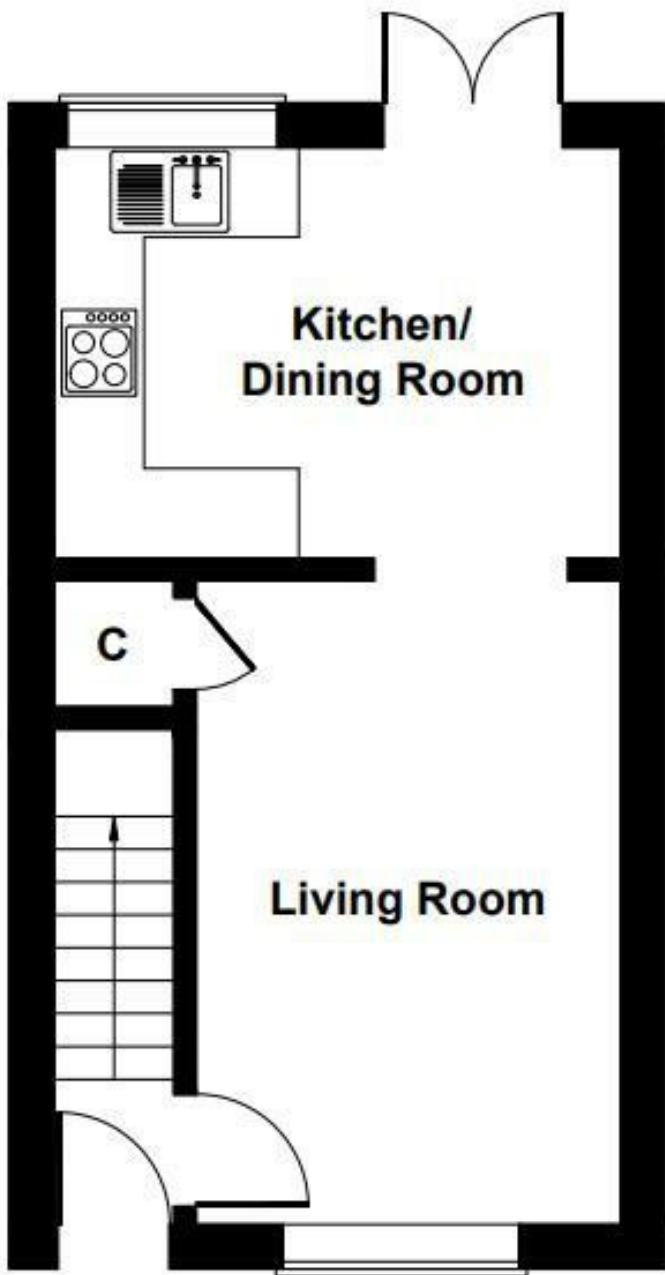
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### **LOCAL INFORMATION**

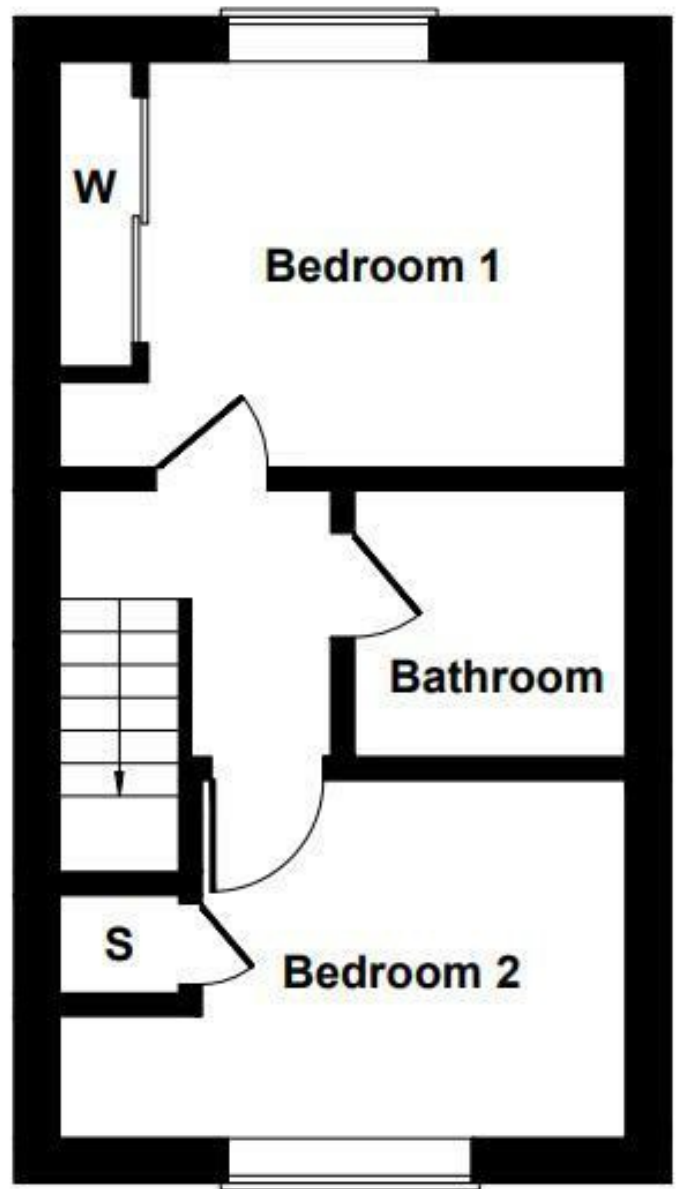
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In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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