



The Street, Bishop's Stortford, CM23 1DE

**CHEFFINS**



## The Street

Manuden, Bishop's  
Stortford,  
CM23 1DE

- Detached
- Enviably village position
- Four bedrooms
- Driveway parking and garage
- Generous rear garden
- Studio garage/workshop
- Scope for further enlargement STP

An imposing four bedroom detached home enviably positioned in the heart of the highly sought after village of Manuden. Enjoying bright and deceptively spacious living accommodation throughout, the property boasts generous rear gardens, ample driveway parking together with detached double garage.

4 2 2

**Guide Price £725,000**







## LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn, garage and includes a thriving sports and community centre. The village is situated approximately four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools. The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street, and access to the M11 is approximately five miles from the village. The historic market town of Saffron Walden lies approximately nine miles to the north east and has a comprehensive range of shops.

**GROUND FLOOR****ENTRANCE HALL**

Entrance door and doors to adjoining rooms,

**CLOAKROOM**

Comprising wash basin with vanity space beneath, low level WC, part-tiled wall and tiled floor, obscure window to front aspect.

**GROUND FLOOR LANDING**

Stairs with underneath storage cupboard leading to the first floor and doors to adjoining rooms.

**LIVING ROOM**

Windows to the front aspect and feature fireplace with tiled hearth.

**UTILITY ROOM**

Partially obscure stable door providing side access, space for washing machine, stainless steel wash basin, part-tiled wall and built-in cupboard space above.

**STUDY/SNUG**

Window to the front aspect.

**KITCHEN**

A dual aspect room with windows to the side and rear with additional patio doors leading directly into the garden. The kitchen is fitted

with a range of base and eye level units with quartz worktop space over, part-tiled wall, stainless steel sink, integrated fridge freezer, oven with four ring induction hob and extractor above with splashback tiles, Double doors to:-

**DINING ROOM**

Window to the rear aspect along with French doors leading directly into the garden.

**FIRST FLOOR****LANDING**

Storage cupboard with built-in shelving and doors to adjoining rooms.

**BATHROOM**

Recently fitted with panel bath with shower above, ceramic wash basin with vanity space beneath, low level WC, heated towel rail, built-in cupboard with shelving, part-tiled wall and obscure windows to the side and rear aspects.

**BEDROOM 1**

Window to the rear aspect with views of the garden, door to:-

**EN SUITE**

Comprising walk-in shower enclosure, ceramic wash basin, low level WC, heated

towel rail, built-in storage cupboard and tiled wall.

**BEDROOM 2**

Window to the front aspect,

**BEDROOM 3**

Window to the side aspect.

**BEDROOM 4**

Window to the front aspect.

**OUTSIDE**

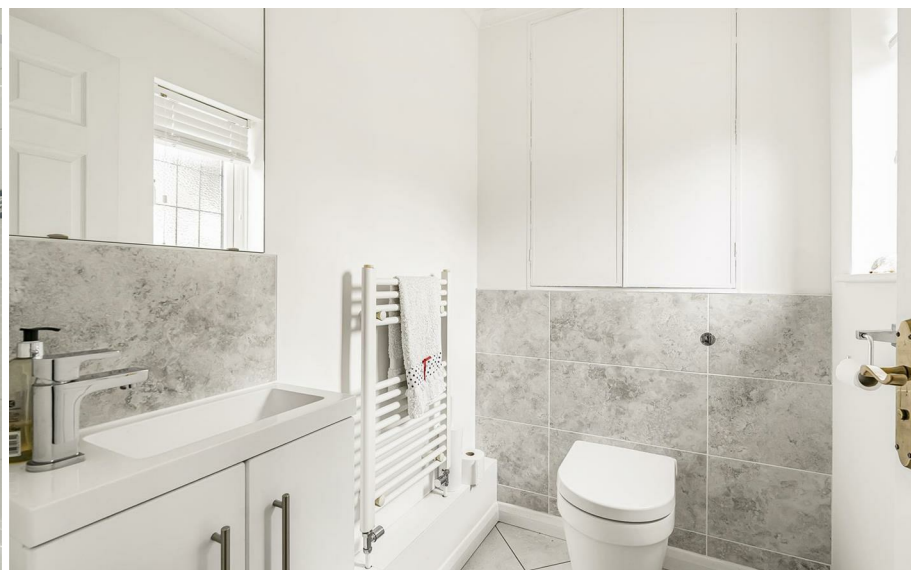
The property enjoys ample driveway parking together with detached double garage with power supply. Front garden part laid to lawn with shrubs and hedgerow bordering. There is also side access and access to another single detached garage predominantly used for storage. There is a door into garage and up and over door as well.

Extensive rear gardens, predominantly laid to lawn with a range of mature shrubs, trees and flowers. There is also a paved patio area perfect for al fresco entertaining.


**VIEWINGS**

By appointment through the Agents.







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>		<b>73</b>
(55-68) <b>D</b>	<b>54</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 	



Guide Price £725,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford







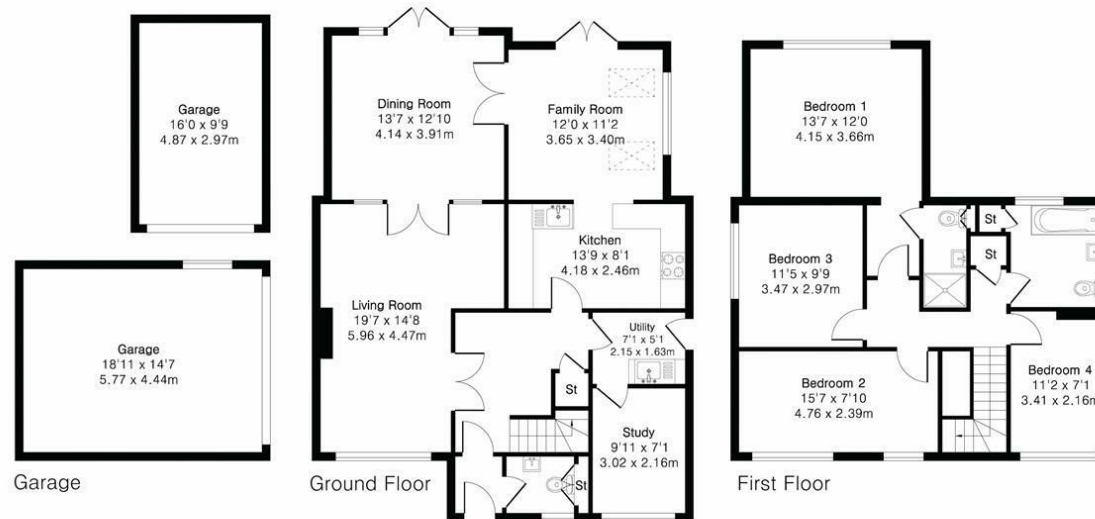


**Approximate Gross Internal Area 1727 sq ft - 160 sq m  
(Excluding Garage)**

Ground Floor Area 994 sq ft – 92 sq m

First Floor Area 733 sq ft – 68 sq m

Garage Area 438 sq ft – 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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