



St. Johns Road, Stansted, CM24 8JS

CHEFFINS

St. Johns Road

Stansted,
CM24 8JS

- Beautifully presented throughout
- Sitting room with fireplace
- Well-appointed kitchen
- Two double bedrooms
- Private rear garden
- Off-street parking

A refurbished two bedroom cottage set in a private road, well-placed within walking distance of shops, amenities and mainline railway station. The property offers well-presented accommodation and a private south facing garden and terrace.

2 1 2

Guide Price £355,000





LOCATION

Stansted Mountfitchet offers local shopping facilities, schooling, a good selection of restaurants and public houses and a main line railway station with commuter services to London's Liverpool Street. The market town of Bishop's Stortford, approximately 3 miles distant, offers multiple shopping and sporting facilities, schooling for all ages including Bishop's Stortford College, Anglo European School and a further main line railway station. Access to the M11 (J8) is approximately 3 miles with the A11 and Cambridge to the north and the M25 and London to the south.

GROUND FLOOR

ENTRANCE HALL

Decorative double glazed entrance door and staircase rising to the first floor.

DINING ROOM

Double glazed window to front aspect, fireplace with inset gas fire.

SITTING ROOM

A pair of double glazed doors providing views and access onto the terrace and garden, fireplace with inset stove on a slate hearth, understairs storage cupboard.

KITCHEN

Fitted with a range of base and eye level units with hardwood woodblock work surface, sink unit, integrated fridge/freezer, oven and hob, slimline dishwasher and integrated washing machine, a pair of double glazed windows overlooking the courtyard and garden with further double glazed stable door providing access to the outdoor space, door to:

BATHROOM

Refitted suite comprising bath with independent shower, vanity wash hand basin, low level w.c., tiled walls and obscure double glazed window.

FIRST FLOOR

LANDING

Access to loft space, doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect, built-in wardrobe, further built-in cupboard housing hot water cylinder and slatted shelving, fireplace (not in use).

BEDROOM 2

Double glazed window to front aspect, fireplace (not in use), built-in wardrobe.

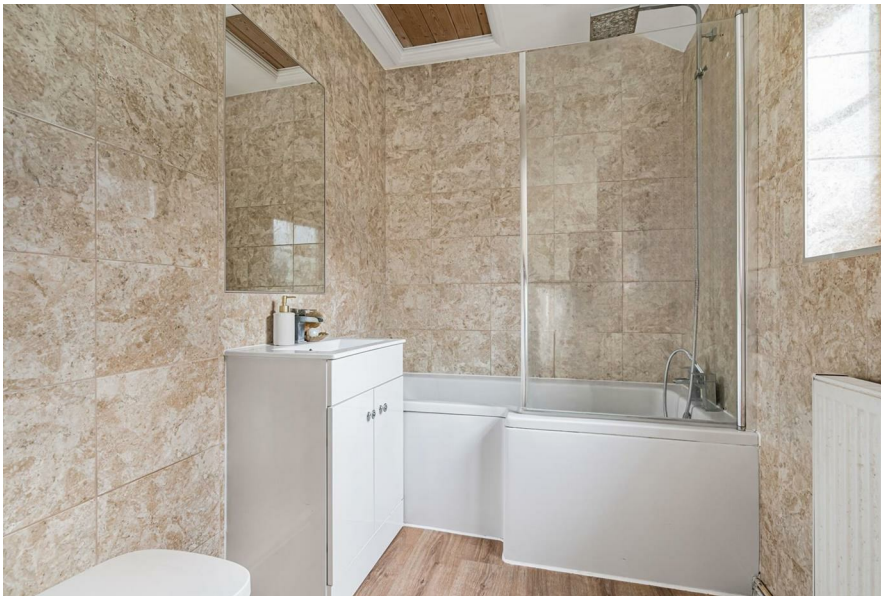
OUTSIDE

The property is situated in a private road, well-placed within walking distance of the local amenities, shops and train station providing convenient access to London and Cambridge. To the front of the property there is off-street parking for up to 2 vehicles. To the side is a pathway leading to the south facing rear garden which is laid to lawn with a terrace to the rear and a garden shed.

VIEWINGS

By appointment through the Agents.





St. Johns Road

Approximate Gross Internal Area = 826 sq ft / 76.8 sq m



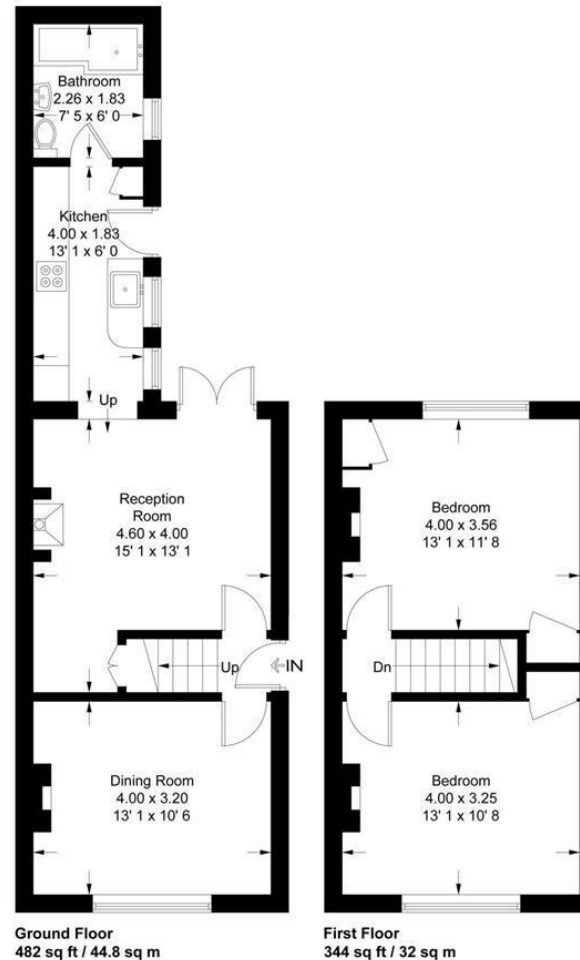
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £355,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.



CHEFFINS