



Recreation Ground, Stansted, CM24 8BD

CHEFFINS

Recreation Ground

Stansted,
CM24 8BD

4 3 3

Guide Price £1,000,000

- Double fronted Victorian home
- Stunning kitchen/dining/family room
- Pleasant views overlooking the recreation ground
- Four bedrooms
- Three bathrooms
- Secluded garden
- Ample off street parking

An attractive Victorian home featuring pleasant views of both the recreation ground and the windmill. The property provides bright and elegantly presented living spaces across three floors, complemented by a private rear garden and ample off-street parking.





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 DOOR

Leading into:

ENTRANCE HALL

With doors to adjoining rooms, stairs rising to first floor and stairs leading down to the basement.

SITTING ROOM

With glazed bay window to the front aspect, and also a glazed window to the side elevation, feature fireplace with an open fire.

STUDY/OFFICE

With bay window to the front aspect and feature fireplace.

CLOAKROOM

Fitted with a two piece suite comprising ceramic basin with vanity unit beneath and low level WC.

KITCHEN/DINING/FAMILY ROOM

The kitchen is fitted with a range of base and eye level units, electric Neff double oven, plate warmer, induction hob with extractor above, stainless steel sink, integrated Bosch dishwasher, wine cooler, Quartz worktops, breakfast bar, Velux windows providing a good degree of natural lighting and windows to the rear aspect. Within the kitchen is a utility area which comprises a stainless steel sink unit, base and eye level units and integrated washing machine.

The family/dining area has glazed windows to the rear aspect and bi folding doors to the side elevation leading out onto the garden.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms and a window to the rear aspect.

BEDROOM 1

Glazed windows to the side aspect, and also French doors to the Juliet balcony with views of the windmill. Door to:

EN SUITE

Suite comprising dual sinks with vanity unit beneath, low level WC, freestanding bath, walk in shower and a Velux window providing a good degree of natural light.

BATHROOM

Fitted with a suite comprising pedestal wash hand basin, low level WC, freestanding roll top bath with shower attachment, feature fireplace and a walk in shower with dual head, obscure glazed window to the rear aspect and airing cupboard.

BEDROOM 2

With windows to the front and side aspects.

BEDROOM 3

With window to the front aspect and feature fireplace.

LOWER GROUND FLOOR

RECEPTION ROOM

With glazed windows to the rear aspect, floor to ceiling glazed window to the side elevation and understairs storage room with fitted shelving and power and lighting. Door leading into:

REAR ENTRANCE HALL

With glazed door leading out to the rear garden. Door leading into:

BEDROOM 4

With glazed window to the rear aspect. Door leading into:

EN SUITE SHOWER ROOM

Suite comprising low level WC, ceramic basin with vanity cupboard below and electric shower.

OUTSIDE

There is a paved terrace area perfect for al fresco entertaining, a central lawned area, pergola with mature vines, the garden offers a good degree of seclusion. There is gated access leading onto a block paved driveway providing off street parking for several vehicles with a pair of timber gates.

To the rear of the property there is a further gravelled walk way with pedestrian access to the rear door and garden shed.

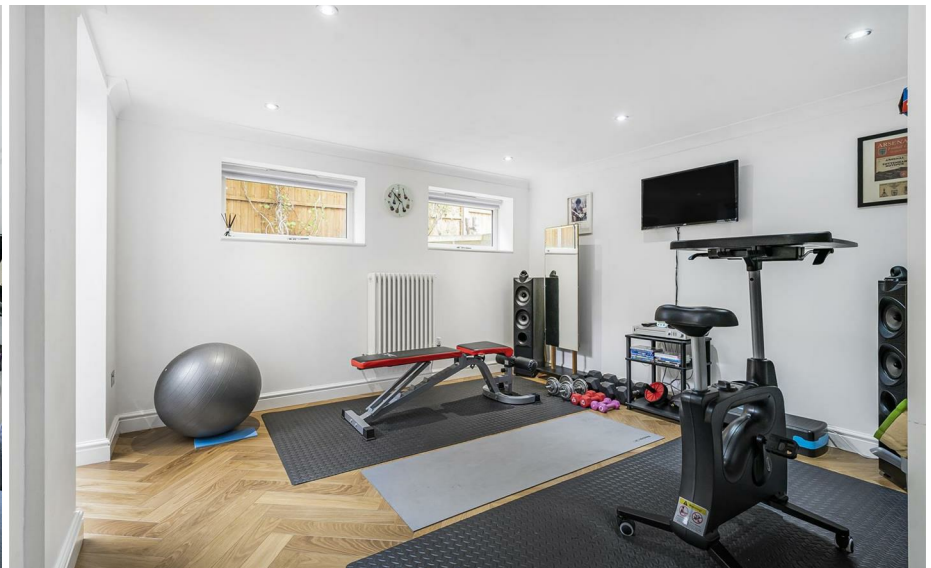
AGENT'S NOTES


Under Section 21 of the Estate Agents Act 1979, we are obliged to draw to your attention that the vendor of this property is related to a Cheffins employee.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



**Approximate Gross Internal Area 2544 sq ft - 237 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 648 sq ft – 60 sq m

Ground Floor Area 1039 sq ft – 97 sq m

First Floor Area 857 sq ft – 80 sq m

Outbuilding Area 49 sq ft – 5 sq m



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.

