

Established 1986

Independent Estate Agents and Valuers



**20 Harvest Fields, Brewers End, Takeley, Bishop's Stortford, Herts,
CM22 6TT
£415,000**

An immaculate and well presented four bedroom detached house which has gas central heating and double glazing.

This impressive property comprises: Entrance hall, bright and spacious sitting room with attractive fireplace, dining room, fitted kitchen/breakfast room with built-in appliances, utility room, downstairs cloakroom, large master bedroom with fitted wardrobes and an en-suite bathroom which also has a shower, three further good sized bedrooms and a family bathroom which also has a shower. There is a south facing rear garden which measures 40' in length by over 50' in width. It has two patio areas and a split-level lawn area. There is a small open aspect front garden with a part covered driveway which provides off-road parking for two cars and leads to the detached garage.

The property is located in a popular development which is within walking distance of the village church and local amenities. The M11 motorway is less than five minutes drive to the west, just outside Bishop's Stortford which has a mainline railway station. The market town of Great Dunmow is about four miles to the east. EPC Band C.

In compliance with Section 21 of The Estate Agents Act 1979, we declare that this property belongs to a relative of a member of staff.

Covered Porch

Outside light. Front door to

Entrance Hall

Laminated flooring. Radiator. Stairs to the first floor. Coving to ceiling. Built-in cloaks cupboard. Understairs storage cupboard. Double glazed window. Doors leading to sitting room, dining room, kitchen/breakfast room and utility room.

Sitting Room

17'7" x 11'4" (5.36m x 3.45m)

Attractive fireplace with stone surround and coal effect gas fire. Coving to ceiling. TV point. Two radiators. Double glazed picture windows and French doors to the rear garden.



Dining Room

11'5" x 9'5" (3.48m x 2.87m)

Coving to ceiling. Radiator. Double glazed window. Double opening doors to the sitting room.



Kitchen/Breakfast Room

17'7" x 10'3" (5.36m x 3.12m)

Fitted with a range of wood effect units which incorporate: Built-in double oven, five ring gas hob, extractor hood and dishwasher.

Silgranite single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below which includes a useful island unit. Space for upright fridge/freezer. Six inset ceiling lights. Space for table. Full-height larder cupboard. One corner and five single eye level wall cupboards with lighting below. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Radiator. TV point. Double glazed window to the front aspect. Double glazed picture windows and French doors to the rear. Two doors to the entrance hall.



Utility Room

5'9" x 6' (1.75m x 1.83m)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces. Plumbing and space for washing machine. Inset ceiling light. Ceramic tiled splashbacks to work surfaces. Radiator. Two eye level wall cupboards, one of which houses the gas fired central heating boiler. Double glazed window and door to the rear garden. Door to



Downstairs Cloakroom

Refitted with a contemporary white suite and porcelain tiled splashbacks.
Wall mounted wash basin. Low level WC. Radiator. Inset ceiling light. Double glazed window.



First Floor Landing

Radiator. Hatch to loft space. Double glazed window. Built-in airing cupboard housing mains pressure hot water system.

Bedroom One

14'2" x 14'5" into wardrobes (4.32m x 4.39m into wardrobes)
Double glazed window. Radiator. Five inset ceiling lights. TV and telephone points. Three double fitted wardrobe cupboards with lighting. Door to

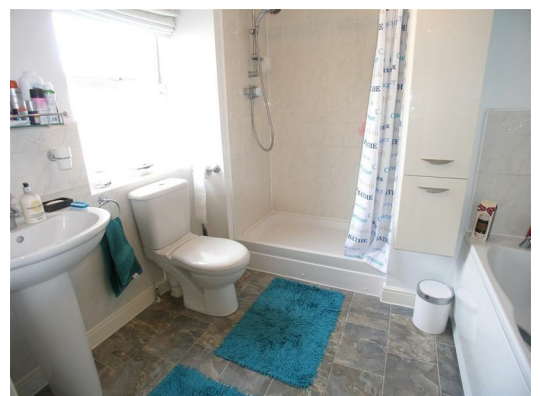


En-Suite Bath/Shower

8'5" x 8'2" max (2.57m x 2.49m max)

Fitted with a modern white suite.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with mixer tap and tiled splash surround. Fully tiled shower cubicle with Triton shower unit, shower rail and curtain. Radiator. Extractor fan. Shaver point. Double glazed window.



Bedroom Two

13' x 9'2" plus wardrobe recess (3.96m x 2.79m plus wardrobe recess)

Radiator. Double glazed window. Triple built-in wardrobe cupboard with lighting.



Bedroom Three

10'7" plus recess x 9'9" plus recess (3.23m plus recess x 2.97m plus recess)

Radiator. Double glazed window. TV point. Double built-in wardrobe cupboard with lighting.

N.B. The measurement shown excludes the door and wardrobe recesses.



Bedroom Four

9'7" max x 8'4" (2.92m max x 2.54m)

Radiator. Telephone point. Double glazed window.

Family Bath/Shower Room

7'7" x 6' (2.31m x 1.83m)

Fitted with a modern white suite.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with mixer tap and tiled splash surround. Corner tiled shower cubicle with Triton shower unit. Radiator. Extractor fan. Shaver point. Double glazed window. Half tiled walls.



Rear Garden

The garden enjoys a sunny south facing aspect and measures approximately 40' in length by over 50' in width.

Paved patio area and pathway immediately to the rear of the house. Split-level lawn area. Various shrubs and trees. 6' fencing to rear and side boundaries. Outside light and tap. Gated side pedestrian access. Door to the garage. Second paved patio area to the rear of the plot. Recess for shed.

N.B. The owner intends to remove the fish pond and the shed.



Rear view of the house



Front Garden

Open aspect front garden with two flower beds and ornate slate areas.

Part covered driveway provides off-road parking for 2-3 cars and leads to

Detached Garage

17'7" x 9' (5.36m x 2.74m)

Up and over door. Light and power connected. Eaves storage area. Door to the rear garden.

FINANCIAL SERVICES

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