

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



8 Westwood Mews, Takeley, Bishop's Stortford, Herts, CM22 6FE

£350,000

A modern well presented and deceptively spacious four bedroom semi detached which features a luxury kitchen and a south facing garden. The property benefits from Amtico flooring, double glazing, gas central heating and five years remaining on the NHBC guarantee. The accommodation comprises: Entrance hall, cloak/utility room, luxury fitted kitchen/dining room, sitting room. On the first floor there are three bedrooms, a luxury en-suite and a family bathroom. The second floor has a large fourth bedroom with its own en-suite shower room.

There is a south facing rear garden which is approximately 45' max x 30' with mature trees beyond the rear boundary. There is a summer House with light and power, single garage with driveway parking plus provision for visitor parking in the road.

The property is within walking distance of The Green Man Public House and is about half a mile from the village church. The village school, a small parade of shops and take away restaurants are also within easy reach. . Junction 8 of the M11 motorway is about five minutes drive away and the property is located midway between the market towns of Bishop's Stortford and Great Dunmow. EPC Band B.

Entrance Hall

Tiled flooring, two radiators, stairs to first floor, understairs cupboard.



Cloak/Utility Room

Tiled flooring, close couple wc, pedestal wash basin with mixer tap. Plumbing for washing machine, radiator, window to front.

Kitchen/Dining Room

17'4" x 8'5" (5.28m x 2.57m)

Luxury fitted kitchen comprising: High gloss white cupboard and drawer base units with worktop above and integrated LED lighting below. Inset stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Integrated fridge/freezer, dishwasher and electric Siemens double oven with gas hob and extractor fan above. Range of wall units incorporating microwave oven. Television point.





▪

Sitting Room

18'1" x 13'10" (5.51m x 4.22m)

Amtico flooring, radiator, television point, window and French doors opening on to the rear garden.



First Floor Landing

Amtico flooring, double built in storage cupboard, stairs to second floor.

Bedroom One

14' x 11' (4.27m x 3.35m)

Amtico flooring, window overlooking the rear garden, radiator, telephone point.



En-suite Shower Room

Tiled flooring, fully tiled enclosed shower cubicle with folding door, pedestal wash basin with tiled splashback, close couple wc. Extractor fan, inset ceiling lights, chrome heated towel rail.

Bedroom Two

12'9" x 10'3" (3.89m x 3.12m)

Amtico flooring, window to front, radiator.



Bedroom Three

9'1" x 7'3" (2.77m x 2.21m)

Amtico flooring, window to front, radiator.

Family Bathroom

Tiled flooring, panel bath with mixer tap and shower attachment. Pedestal wash basin, close couple wc, frosted window to rear. Inset ceiling lights, extractor fan, chrome heated towel rail.



Second Floor

Bedroom Four

18'1" max x 15' max (5.51m max x 4.57m max)
Two Velux windows to rear, radiator, television and telephone points, eaves storage.



En-suite Shower Room

Tiled flooring, enclosed fully tiled shower cubicle with folding door, wall mounted hand wash basin with mixer tap, close couple wc.

Rear Garden

approx 40' max x 30' (approx 12.19m max x 9.14m)
Private south facing rear garden with mature trees beyond the rear boundary. Paved patio immediately to the rear of the property with outside light and hot and cold taps. 7'10" x 7'9" Summer House with light and power laid on. Small shed to the rear of the garden. The remainder is laid to lawn with 6' fencing to the boundaries.



Single Garage

17'1" x 9'11" (5.21m x 3.02m)
Up and over door, wall mounted gas fire boiler, light and power laid on, eaves storage. Personal door to garden.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

Council Tax

