



PESTELL & Co

ESTABLISHED 1991



GOREFELD, TAKELEY

OFFERS IN EXCESS OF: £385,000

4 BEDROOM 3-STOREY TOWNHOUSE | LARGE KITCHEN/DINING ROOM
2 EN-SUITES | GARAGE | OFF STREET PARKING FOR 2/3 VEHICLES

A 4 BEDROOM TOWN HOUSE, LARGE KITCHEN/DINING ROOM, DOWNSTAIRS CLOAKROOM, LARGE SITTING ROOM, 4 GOOD SIZE BEDROOMS, 2 EN-SUITES, FAMILY BATHROOM, INTEGRAL SINGLE GARAGE, OFF ROAD PARKING AND A REAR GARDEN. ALL SET WITHIN A QUITE CUL-DE-SAC IN THE POPULAR VILLAGE OF TAKELEY.

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

We are pleased to offer for sale this well presented 4 bedroom townhouse located in the popular village of Takeley. In brief the property comprises of 4 bedrooms, with en-suite to master and second bedroom, large kitchen/dining area and a living room overlooking the rear garden. The property is located in a quiet cul-de-sac position and has a single integrated garage and off street parking for 2/3 vehicles.



ENTRANCE HALL

KITCHEN/DINER
16'2" X 13'6"

CLOAKROOM



FIRST FLOOR LANDING
MASTER BEDROOM 14'5" X 12'8"

EN-SUITE

LIVING ROOM 16'11" X 16'3"

SECOND FLOOR LANDING

BEDROOM 2 12'2" X 12'2" 2

EN-SUITE

BEDROOM 3 12'8" X 9'2"

BEDROOM 4 12'8" X 6'9"

FAMILY BATHROOM



Composite panel and obscure glazed front door opening into:

ENTRANCE HALL

Carpeted stairs rising to first floor landing, wall mounted radiator, ceiling lighting, smoke alarm, tiled flooring, under stairs storage cupboards, telephone and power points and doors to rooms and integral garage.

CLOAKROOM

Comprising low level WC with integrated flush, pedestal wash hand basin with twin tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan and tiled flooring.

KITCHEN/DINER 16'2" X 13'6"

Comprising of an array of eye and base level cupboards and drawers with complimentary contemporary quartz effect red work surface with mosaic tiled splashback, 1 ½ bowl single drainer stainless steel sink unit with mixer tap with boiling water and separate drinking tap, 5 ring stainless steel gas hob with contemporary extractor fan above, integrated oven and microwave, recess, plumbing and power for washing machine, integrated dishwasher and wine fridge, recess, power and plumbing for large American style fridge/freezer, island unit with storage under and breakfast bar to side, window and French doors to rears garden, inset ceiling downlighting, wall mounted radiator, an array of power points and tiled flooring .

FIRST FLOOR LANDING

With carpeted stairs rising to second floor landing, ceiling lighting, smoke alarm, wall mounted radiator and doors to rooms.

LIVING ROOM 16'11" X 16'3"

Two windows overlooking rear garden with bi-folding shutters, ceiling lighting points, TV, telephone and power points, wall mounted radiator and wood effect laminate flooring.

MASTER BEDROOM 14'5" X 12'8"

Window and Juliette balcony to front, ceiling lighting, fitted carpet, wall mounted radiator, TV, telephone and power points and door through to:

EN-SUITE

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, fully tiled and glazed surround, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, electric shaver point, inset ceiling downlighting, extractor fan, wall mounted radiator and linoleum flooring.

SECOND FLOOR LANDING

Fitted carpet, airing cupboard housing hot water cylinder and slatted shelves, wall mounted radiator, access to loft which has lighting, part boarding and a pull down ladder, ceiling lighting, smoke alarm, power points and doors to rooms.

BEDROOM 2 12'2" X 12'2"

Window to front with bi-folding shutters, wall mounted radiator, fitted carpet, telephone and power points, ceiling lighting and door to:

EN-SUITE SHOWER ROOM

Comprising of fully glazed and mosaic tiled shower cubicle, vanity mounted wash hand basin with mixer tap and storage under, close coupled WC, full tiled surround, electric shaver point, chromium heated towel rail, Velux window to front, inset ceiling downlighting, extractor fan and linoleum flooring.

BEDROOM 3 12'8" X 9'2"

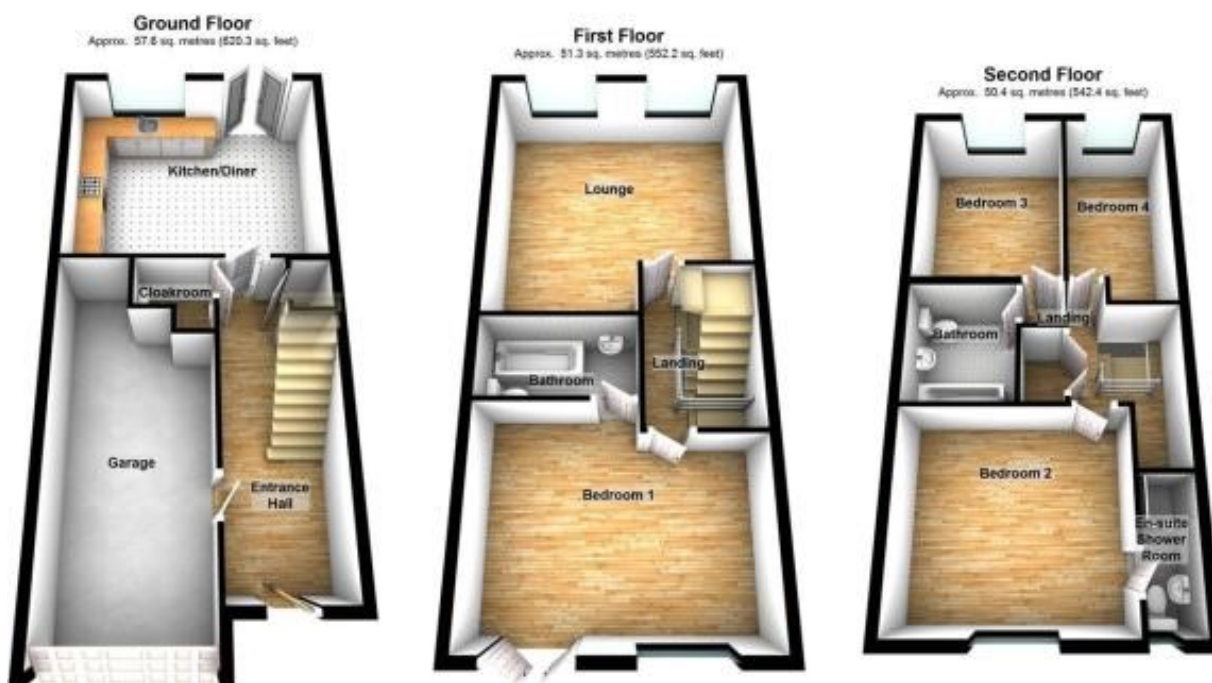
Window to rear, ceiling lighting, wall mounted radiator, fitted carpet and power points.

BEDROOM 4 12'8" X 6'9"

Window to rear, ceiling lighting, wall mounted radiator, built-in wardrobe, fitted carpet and power points.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, fully glazed and tiled screen, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, electric shaving point, inset ceiling downlighting, extractor fan, wall mounted radiator and linoleum flooring.



OUTSIDE

FRONT OF THE PROPERTY

Is approached via a block paved driveway supplying off street parking for 2-3 vehicles with mature hedge and tree border supplying access to front door with covered storm porch over. There is also an integral garage with up and over door, power, ceiling lighting, wall mounted fuseboard, electric and gas meters, water softener and concrete base.

REAR GARDEN

Primarily laid to decking with an area of artificial grass which is low maintenance and ideal for Summer entertaining, particularly with the West facing aspect, which is all retained by close boarded fencing. Outside lighting and water can also be found.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US ON 01371 879100



14, Gorefeld, Takeley, BISHOP'S STORTFORD, CM22 6TL

Dwelling type: Mid-terrace house
Date of assessment: 02 December 2014
Date of certificate: 02 December 2014

Reference number: 8654-7522-3649-4022-8902
Type of assessment: RdSAP, existing dwelling
Total floor area: 135 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 429

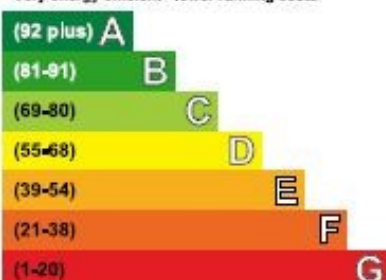
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 222 over 3 years	
Heating	£ 1,569 over 3 years	£ 1,449 over 3 years	
Hot Water	£ 465 over 3 years	£ 252 over 3 years	
Totals	£ 2,352	£ 1,923	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
76	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£50	£ 79
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 218
3 Solar water heating	£4,000 - £6,000	£ 133

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

Located in the popular village of Takeley, Bishop's Stortford mainline train station, which serves London Liverpool Street, Cambridge and Stansted Airport, is a short drive away, as is the M11 and M25 motorway, giving easy onward access to London and the north.

GENERAL REMARKS &
STIPULATIONS

Folio 3101

FULL ADDRESS

14 Gorefeld,Takeley, Bishops's Stortford, Herts CM22 6TL

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 28 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?