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COMMERCIAL | RESIDENTIAL | LETTINGS



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## 2 PARISH WAY

Takeley, Bishop's Stortford, CM22 6FG

£390,000



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[www.jamesandco.net](http://www.jamesandco.net)

- Modern Two Bedroom Property
- Well Regarded Turning - Built by Stonebond
- Utility and Cloakroom
- Open Plan Kitchen/Family Area
- Easy Drive to Dunmow and Bishop's Stortford
- Close to Takeley Primary School
- Private Cul-de-Sac Location
- Garage - With Potential to Covert s.t.p.





## Property Description

### THE PROPERTY

Very well maintained property well situated within a desirable cul-de-sac, with garage adjacent with scope to convert into extra living space if required s.t.p. Within an easy drive to Dunmow and Bishop's Stortford.

### Property Information

Freehold

All main services connected

EPC - awaiting

Council Tax Band - C

### THE LOCATION

Situated within a desirable private cul-de-sac location built by Stonebond PLC.

Takeley is a historic village which borders the national nature reserve of the picturesque 'Hatfield Forest' and only 4 miles east of Bishop Stortford. Together with 5 miles from Dunmow Town, these two towns offer an array of shops, recreational facilities including restaurants and bars.

It has an abundance of schools, with the neighbouring village of Little Canfield offering a pre-school and primary school. The village itself offers ample amenities and the famous family run restaurant 'La Bonta' in Little Canfield.

Takeley is surrounded by open countryside and the historic Fitch Way country park close by for those Sunday morning strolls. Stansted airport and the town of Stansted Mountfitchet are also close by.

### ENTRANCE HALL

### UTILITY ROOM / CLOAKROOM

### KITCHEN AREA

19' 2" x 15' 4" (5.85m x 4.69m)

including living area

### LIVING/DINING AREA

## FIRST FLOOR

### LANDING

### BEDROOM 1

15' 4" x 8' 3" (4.69m x 2.53m)

### BEDROOM 2

15' 4" x 8' 9" (4.69m x 2.68m)

### BATHROOM

### GARAGE AND PARKING

23' 9" x 10' 2" (7.24m x 3.12m)

Good sized garage offering scope to convert in a further living area s.t.p.

## REAR GARDEN



## COUNCIL TAX BAND

Tax band C

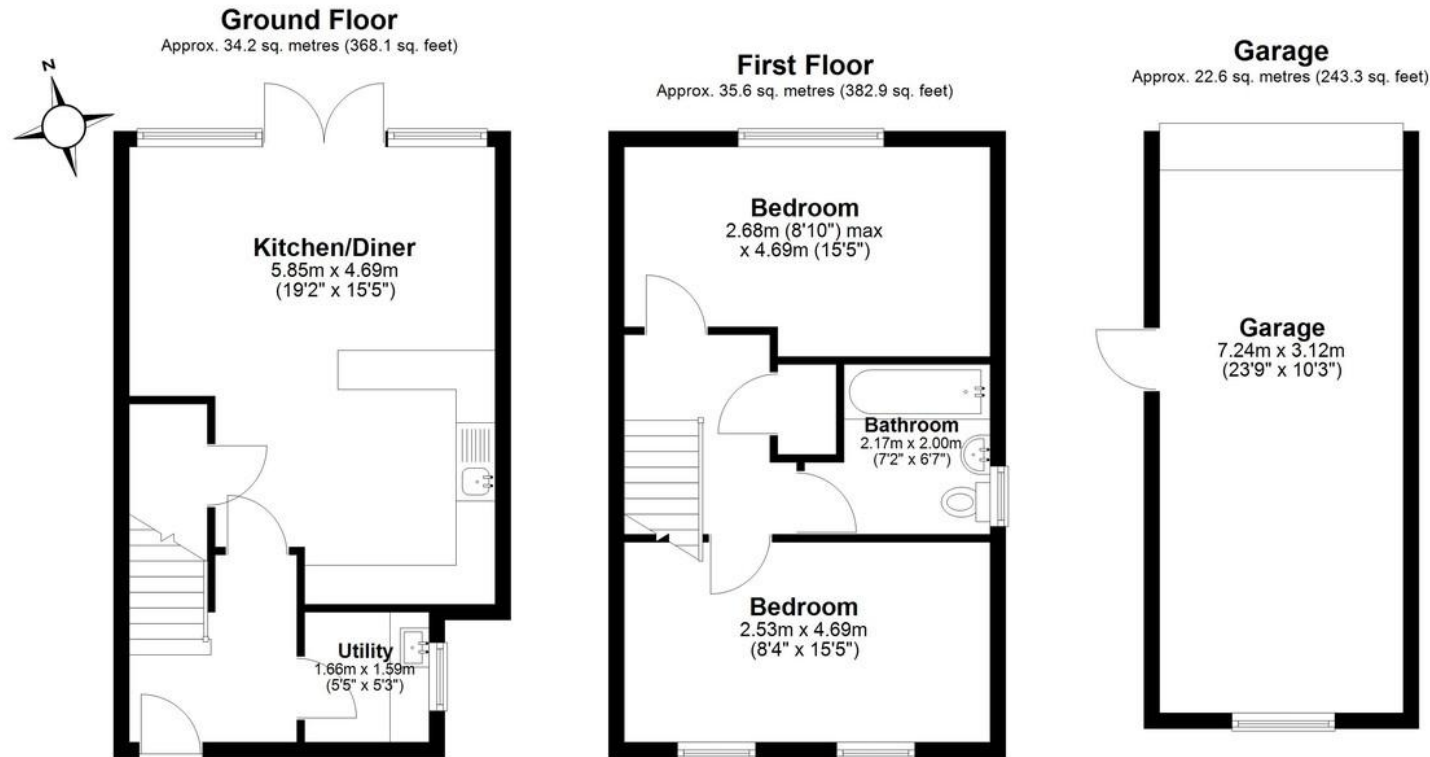
## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 92.4 sq. metres (994.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Parish Way**



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