



PESTELLO  Co

ESTABLISHED 1892

38 Chapel Hill, Stansted, Essex

OFFERS IN EXCESS OF - £900,000

A fantastically presented and extended Victorian semi-detached home, located in the heart of the village. The house has undergone major refurbishment by the current owners to a very high standard, whilst maintaining much of its original charm and character. The accommodation is arranged over four floors and consists of; entrance hallway, living room, sitting room, kitchen/dining room, utility room and ground floor w.c., on the first floor are three bedrooms, an en-suite shower room and a bath/shower room, whilst on the top floor is a further bedroom offering views across the valley. There is the added benefit of an additional bedroom in the basement which offers kitchenette and en-suite, plus its own external access door. Externally the property enjoys a landscaped rear garden and residential permit parking to the front. Ideally situated within walking distance of all local amenities, mainline train station and local schooling.

Part glazed front door into:

ENTRANCE HALLWAY :

Feature tiled flooring, radiator, ceiling light point and down lighters.

Carpeted stairs to first floor accommodation. Double doors into:

LIVING ROOM - 16'6 x 13' (5.04m x 3.97m)

Oak flooring, bay window to front with shutters, feature open fireplace, radiator and ceiling light point.

SITTING ROOM - 11'7 x 10'8 (3.52m x 3.24m)

Tiled, window to side, feature open fireplace, radiator, ceiling light point and down lighters. Door to basement and doorway into:



KITCHEN/DINING ROOM - 21'8 x 16'5 (6.60m x 5.00m)

Underfloor heating - tiled flooring, a range of eye and base level units with wooden work surface, central island with work surface and double Butler sink, seating, storage and dishwasher below. Built-in double oven, space for Rangemaster style oven with extraction fan over and space for 'American style' fridge/freezer. Double doors to rear and sliding doors to side, four skylights, ceiling light points and down lighters. Door into:

UTILITY ROOM:

Tiled flooring, work surface with inset sink and units below, space for washing machine and dryer. Door to rear, window to side, radiator and ceiling light point. Door into:

DOWNSTAIRS CLOAKROOM:

Tiled flooring, low level w.c., wash hand basin, window to rear, radiator, extraction fan and ceiling light point.



FIRST FLOOR LANDING AREA:

LVT flooring, loft access (ladder, boarded, 'Combi' boiler), down lighters. Stairs to second floor and doors to:

BEDROOM 1 - 17'6 x 13'10 (5.33m x 4.22m)

Carpeted, two windows to front with shutters, two sets of built in double wardrobes, two radiators, down lighters, ceiling light point. Sliding doors into:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, low level w.c., two wash basins, heated towel rail, extraction fan and down lighters.



BEDROOM 4 - 11'3 x 10'2 (3.43m x 3.09m)

Engineered wood flooring, windows to rear and side, radiator and ceiling light point.

BEDROOM 5 - 10'6 x 7'4 (3.20m x 2.24m)

Engineered wood flooring, window to rear, built in wardrobes, radiator and ceiling light point.

FAMILY BATH/SHOWER ROOM:

Tiled flooring, freestanding bath, corner shower cubicle, low level w.c., pedestal wash basin. Window to side, heated towel rail, extraction fan and down lighters.



SECOND FLOOR LANDING AREA:

Carpeted, two skylights, ceiling light point and door into:

BEDROOM 3 - 17'8 x 14'1 (5.39m x 4.30m)

Engineered wood flooring, feature window offering views across the valley, skylight, storage to eaves, radiator and down lighters.

From the sitting room, carpeted stairs down to:

BASEMENT BEDROOM - 13'10 x 13' (4.22m x 3.96m)

Wood effect laminate flooring, bay window to front, radiator, private door access to front. Kitchenette space with built in units, down lighters and door into:

SHOWER ROOM:

Tiled flooring, walk-in shower, low level w.c., wash basin, heated towel rail, extraction and down lighters.



OUTSIDE:

To the rear is a beautifully landscaped garden, offering shaped patio space across the back of the house. Step up to an Astroturf remainder incorporating raised borders and summer house to the top of the garden. Outside lighting throughout, power, tap and gated side access.

Paved space to the front. Residential permit parking.



FULL ADDRESS

38 Chapel Hill, Stansted, Essex, CM24 8AG.

SERVICES

Gas fired central heating, mains electricity and water

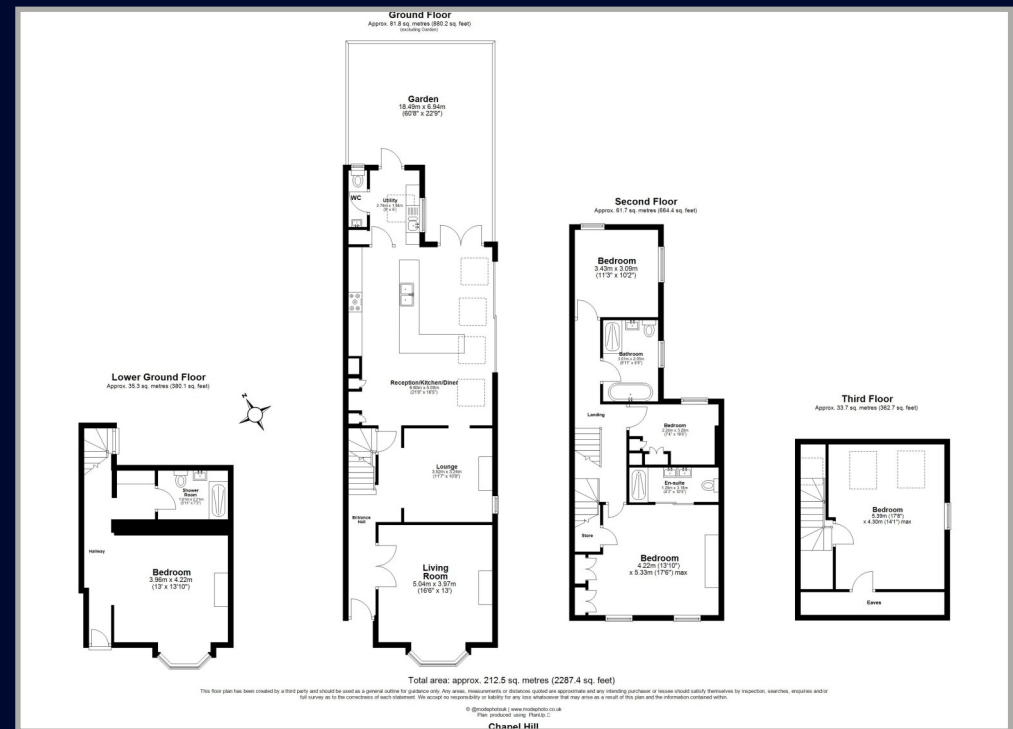
LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER

COUNCIL TAX BAND

Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.