



PM ESTATES

Property Sales & Lettings



Godfrey Crescent
The Ashes, Takeley, CM22 6FU

Guide Price **£425,000**

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Overview

- Detached House
- Four Bedrooms
- Family Bathroom and En-Suite
- Exceptionally Large Garden
- Chain Free
- Fully Fitted Modern Kitchen
- Integrated Appliances
- Private Driveway with Garage
- Sought after Family Location
- Energy Rating: B
- Council Tax Band: E
- Rental Yields in Excess of 4%



Description

Immaculately presented and ultra-modern throughout, this four-bedroom detached house located within the prestigious Ashes Development in Takeley is proudly offered by PM Estates as chain free to the sales market this August.

This sought-after family home comprises of a sleek fully fitted kitchen with integrated appliances inclusive of a full-size dishwasher and is finished with a stone style worktop and elevated waist level oven with a gas hob. Further down the main hallway, you will find that due to the property's corner plot location, it is therefore inclusive of an exceptionally large living area with feature patio style doors that lead on to a spacious private rear garden – perfect for those summer gatherings and long nights.

The property boasts four sizable bedrooms, three of which are double in size with the master bedroom benefitting from the added luxury of a private en-suite shower room. The upper floor also has a fully tiled family sized bathroom complete with a full-size bath and showering facilities. Additionally, the property's fourth bedroom is room enough for a single or otherwise able to be used as an office or nursery space.

If this isn't enough, this spacious home also comes with the added luxury of its very own private driveway as well as a garage with enough space within for parking.

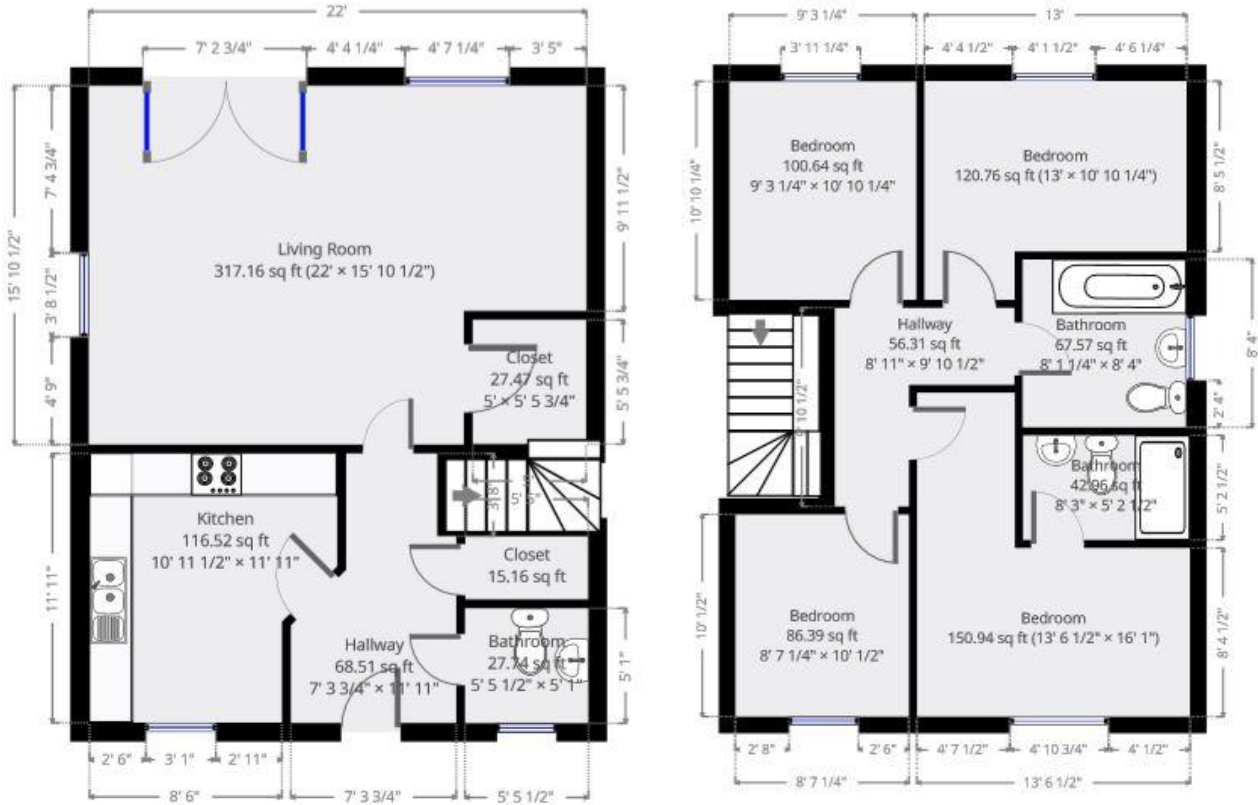
If you are looking at this property from an investment point of view, the property lends itself to a prospective landlord with its freehold status and with potential rental yields in excess of 4%.

Takeley is located on the outskirts of Bishops Stortford and is conveniently positioned 2.6 miles from Stansted Airport and is a short 8-minute drive to access the M11 corridor providing a route to London within 40 minutes. In recent times, Takeley has become increasingly popular with families due to the caliber of schools within such as The Christian School which is just a 5 minute walk from the Godfrey Crescent development itself (0.2miles) as well as the Roseacres Primary School which is a convenient 15-minute walk away (0.8miles). Takeley has a lot to offer to a family looking to settle down in the first or even their last home, so why not call us today to come and see for yourself on 01279 654646. We look forward to hearing from you!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95	84	95
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England EU Directive 2002/91/EC</p>		<p>England EU Directive 2002/91/EC</p>	

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

Tel: 01279 654646

Email: info@pm-estates.co.uk

www.pm-estates.co.uk

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