



Roseacres, Takeley
4 Bedroom House

Intercounty





Coming to the open market for the first time in 54 years, this much-loved, extended four-bedroom semi-detached home offers generous and versatile accommodation, excellent driveway parking and a beautifully established rear garden. Located at the end of quiet and safe cul-de-sac. And within easy walking distance of all village amenities.

Extending to approximately 2,100 sq ft, including the loft area and excluding reduced headroom, the property provides ample space for family life. A particularly impressive feature is the sitting/dining room, measuring over 32 feet in length, with a feature fireplace and doors opening into the conservatory overlooking the garden.

The ground floor also includes a kitchen, separate utility room, shower room and reception room 2. The reception room, utility room and shower room offer potential to create a ground-floor annexe, subject to any necessary consent, providing options for extended family living.

On the first floor are four bedrooms, a family bathroom and the main bedroom have an ensuite shower room. Stairs lead to an additional loft area, offering further useful space.

Outside, the broad block-paved driveway provides parking for several vehicles, framed by established planting. The rear garden is a delightful feature, with lawn, mature trees and shrubs, colourful borders, patio seating areas and a summerhouse.

Asking Price
£510,000

Council Tax Band D. EPC Rating C.

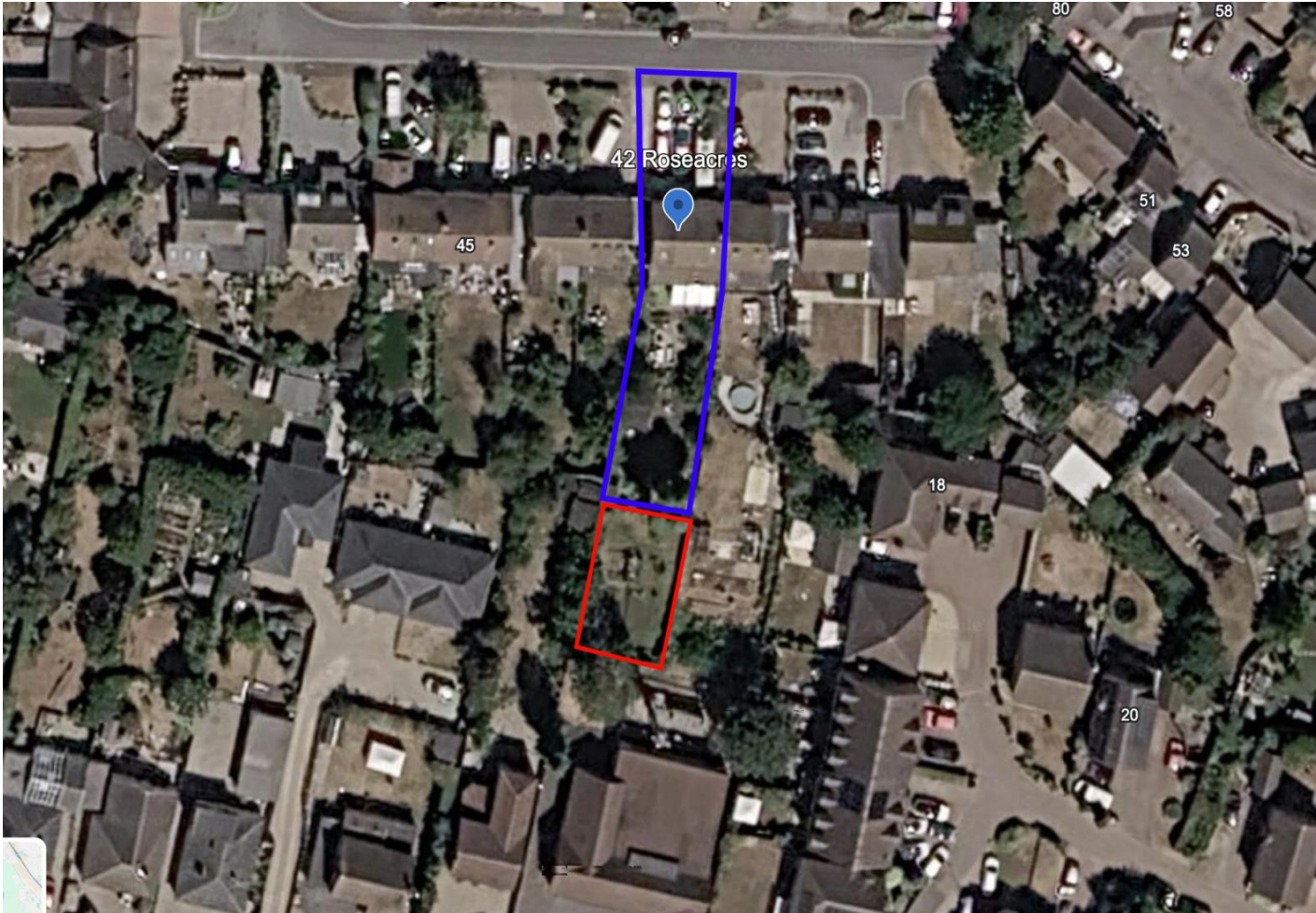
Garden ownership: The area outlined in blue on the accompanying aerial photograph forms part of the property's freehold. The additional garden area outlined in red is currently leased from BT at a rent of £360 per annum. There may be an opportunity to transfer this arrangement to the new owners, subject to BT's agreement and confirmation of the lease terms.

Takeley combines village living with excellent connectivity, offering convenient access to the M11, A120 and Stansted Airport, with rail services to London and Cambridge available from the airport station. Everyday amenities include a primary school, village store, chemist and fish and chip shop. The picturesque Flitch Way provides a wonderful setting for walking and cycling, while local sporting facilities, including Takeley Football Club, and the village social club further enhance its community appeal.









My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.



Tom Ritchie



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Listed by



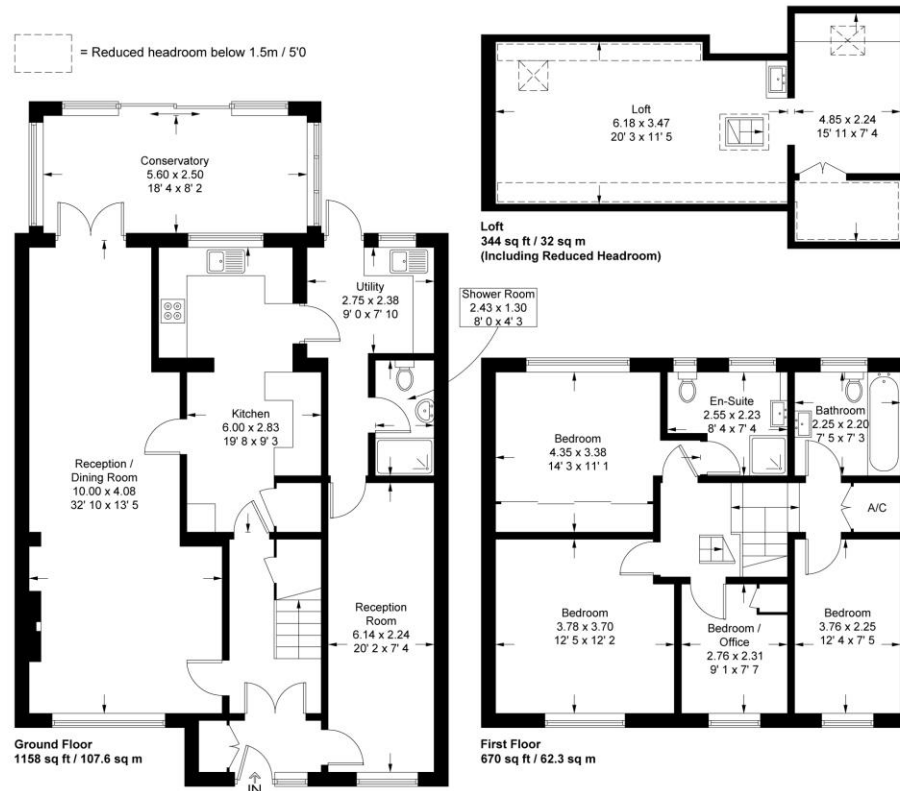
Tom Ruszkowski
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Roseacres

Approximate Gross Internal Area = 2101 sq ft / 195.3 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 71 sq ft / 6.6 sq m
Total = 2172 sq ft / 201.9 sq m



Property Details

First Time on the Open Market in 51 Years

Extended Four-Bedroom Semi-Detached Home Approximately 2,101sqft, including Loft Area

Impressive 32ft Sitting/Dining Room & Conservatory

Potential Ground Floor Annexe (STPP)

Excellent Driveway Parking

Established Garden with Summerhouse

Additional BT-Leased Garden at £365 per annum, with Potential Transfer (subject to agreement)

Council Tax Band D

EPC Rating C

Tenure - Freehold

42 Roseacres, Takeley, Bishop's Stortford, Essex, CM22 6QZ, CM22 6QZ

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.