



PESTELL & Co

ESTABLISHED 1991



RAYFIELD CLOSE, BARNSTON
GUIDE PRICE £350,000

THREE BEDROOM SEMI DETACHED PROPERTY | LIVING ROOM
KITCHEN DINER | 2 DOUBLE BEDROOMS & FURTHER SINGLE BEDROOM
FULLY TILED BATHROOM | GOOD SIZE GARDEN | DRIVEWAY
PARKING FOR TWO VEHICLES | EXCELLENT CUL-DE-SAC LOCATION

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01371 879100

THE PROPERTY

A 3 bedroom semi-detached home located in a cul-de-sac that offers a living room, kitchen diner on the ground floor, 2 double bedrooms and a further single bedroom, fully tiled bathroom on the first floor. Externally there is front and rear gardens with off street parking for two vehicles.



PORCH

LIVING ROOM
16'10" X 13'10"

KITCHEN DINER 16'10" X 13'7"
MAX

CLOAKROOM





FIRST FLOOR LANDING

BEDROOM 1
13'11" X 10'5"

BEDROOM 2:
11'1" X 10'5"

BEDROOM 3
9'0" X 6'10"

FAMILY BATHROOM



With uPVC glazed front door leading into:

PORCH

Glazed on three aspects, with a brick built base, tiled flooring, power point and obscure glazed front door and side light opening into:

LIVING ROOM – 16'10" X 13'10"

With windows on two aspects, staircase leading to first floor landing, ceiling lighting, ceiling integrated speakers, ceiling mounted smoke alarms, large window to front, built-in feature wood burning stove with stone hearth and oak mantle above, wall mounted radiator, under stairs storage cupboard, further large storage cupboard, oak wooden flooring, TV, telephone and power points and opening through to:

CLOAKROOM

Comprising a close coupled WC, pedestal wash hand basin with mixer tap, chromium heated towel rail, obscure window to side, inset ceiling downlighting, full tiled surround and tiled flooring.

KITCHEN DINER – 16'10" X 13'7" MAX

With windows to two aspects and further French doors leading out to rear patio and garden beyond, ceiling lighting, smoke alarm, ceiling integrated speakers, contemporary wall mounted radiator, an array of power points, continuation of oak flooring and further tiled flooring in the kitchen area. The kitchen comprises an array of eye and base level cupboards and drawers with complimentary oak block work surface with tiled splashback, four ring Electrolux hob and twin oven under, stainless steel extractor fan above, island unit with built-in breakfast bar and further storage beneath, 1 ½ bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, integrated microwave, integrated fridge freezer, integrated dishwasher and cupboard housing a Glow-worm combination boiler.

FIRST FLOOR LANDING

With window to side, large storage cupboard, access to loft, fitted carpet and power points.

MASTER BEDROOM – 13'11" X 9'10"

With large window to front, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet, large built-in storage cupboard with hanging rail and shelving.

BEDROOM 2 – 11'1" X 10'5"

With large window to rear, built-in storage cupboard, wall mounted radiator, ceiling lighting, power points and fitted carpet.

BEDROOM 3 – 9'0" MAX X 6'10" MAX

With window to front, ceiling lighting, large built-in wardrobe, wall mounted radiator, power points and fitted carpet.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower over, fully tiled and glazed surround, pedestal wash hand basin with mixer tap, close coupled WC, inset ceiling downlighting, ceiling mounted speaker, chromium heated towel rail and tiled flooring.



OUTSIDE

The front of the property is laid primarily to lawn with shrub and herbaceous borders and a tandem length driveway to side with personnel gate leading out to:

REAR GARDEN

Measuring approximately 40' in length, laid primarily to lawn with two entertaining patios, raised kitchen flowerbed and hardstanding for shed. Outside water can also be found with the garden retained by close boarded fencing and concrete posts.



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

Energy Performance Certificate



58, Rayfield Close, Barnston, DUNMOW, CM6 1PJ

Dwelling type: Semi-detached house
Date of assessment: 10 May 2014
Date of certificate: 11 May 2014

Reference number: 8364-7125-2720-6300-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 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:	£ 1,959
Over 3 years you could save	£ 318

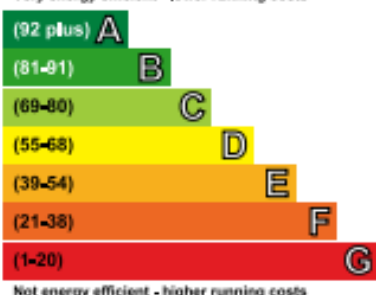
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 174 over 3 years	
Heating	£ 1,314 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 384 over 3 years	£ 264 over 3 years	
Totals	£ 1,959	£ 1,641	

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



Current	Potential
73	87

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 Floor Insulation	£800 - £1,200	£ 126
2 Low energy lighting for all fixed outlets	£30	£ 78
3 Solar water heating	£4,000 - £6,000	£ 117

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

Rayfield Close is situated in the popular village of Barnston, close by is the market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio 3199

FULL ADDRESS

58 Rayfield Close, Barnston, Dunmow, Essex CM6 1PL

SERVICES

Mains electricity, gas fired central heating, water and drainage.

LOCAL AUTHORITY

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

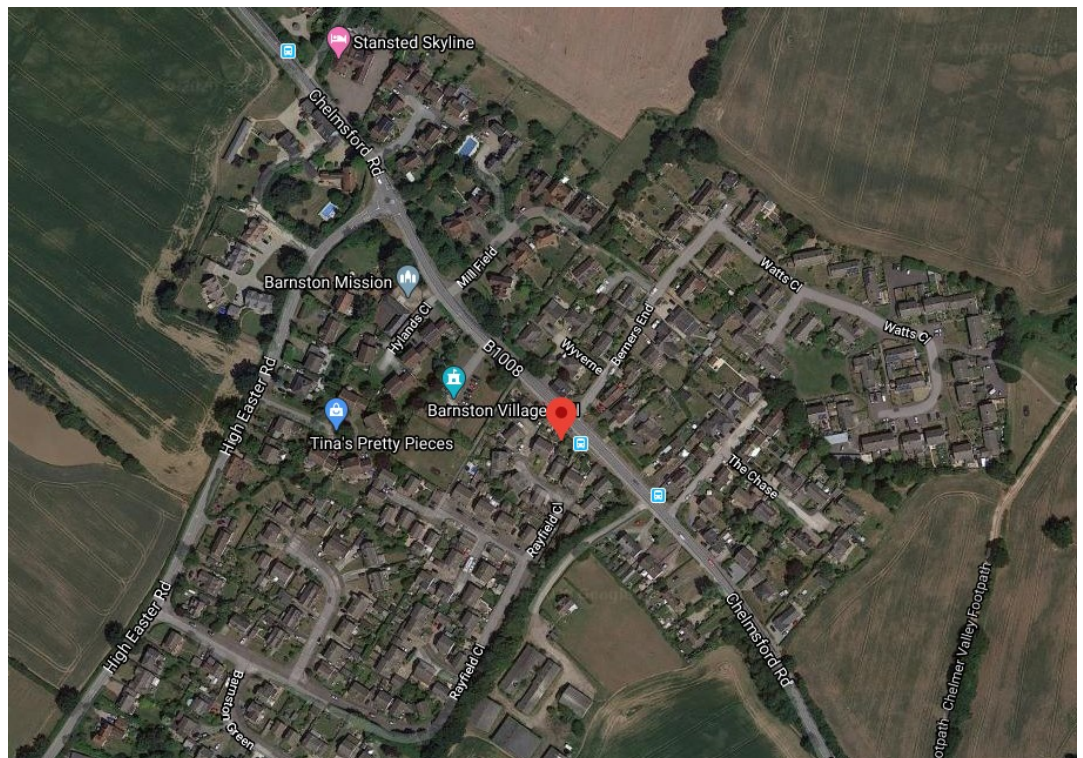
COUNCIL TAX BAND

Band C

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.



PESTELL

ESTABLISHED 1991



ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 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?

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