



**FORTUNE & COATES**

The People's Estate Agent

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**5 Three Colts Yard, Stansted, CM24 8YJ**

**Offers in excess of £450,000**

Fortune and Coates are excited to welcome to the market this exceptional two double bedroom semi-detached house situated in the heart of the village of Stansted.

This outstanding home has a lot to offer and comprises an inviting entrance hallway with a cloakroom/WC, storage cupboard and stairs to the first floor. The spacious well-lit living room which is full of character and offers a comfortable feel, this follows through to the modern kitchen/dining area with a range of modern wall and base units, integrated oven/hob, fridge/freezer, dishwasher and washing machine with plenty of kitchen cupboard space.

The first floor offers two well-proportioned bedrooms both including spacious en suites. The primary bedroom features a bath and walk-in wardrobe.

Outside, the rear garden is low maintenance hosting a large patio area ideal for entertaining and summer dining. Towards the back of the garden there is an impressive, detached den/office with lighting and power and has the potential to be a multi-functioning room for anyone's needs.

To the front of the home is a covered car port and additional visitors parking.

Living Room 16'8" x 11'3" (5.09 x 3.43)

Kitchen 9'7" x 14'0" (2.93 x 4.28)

Bedroom 16'8" x 10'7" (5.09 x 3.24)

Bedroom 14'5" x 10'9" (4.41 x 3.30)

Outbuilding 15'8" x 9'2" (4.78 x 2.80)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

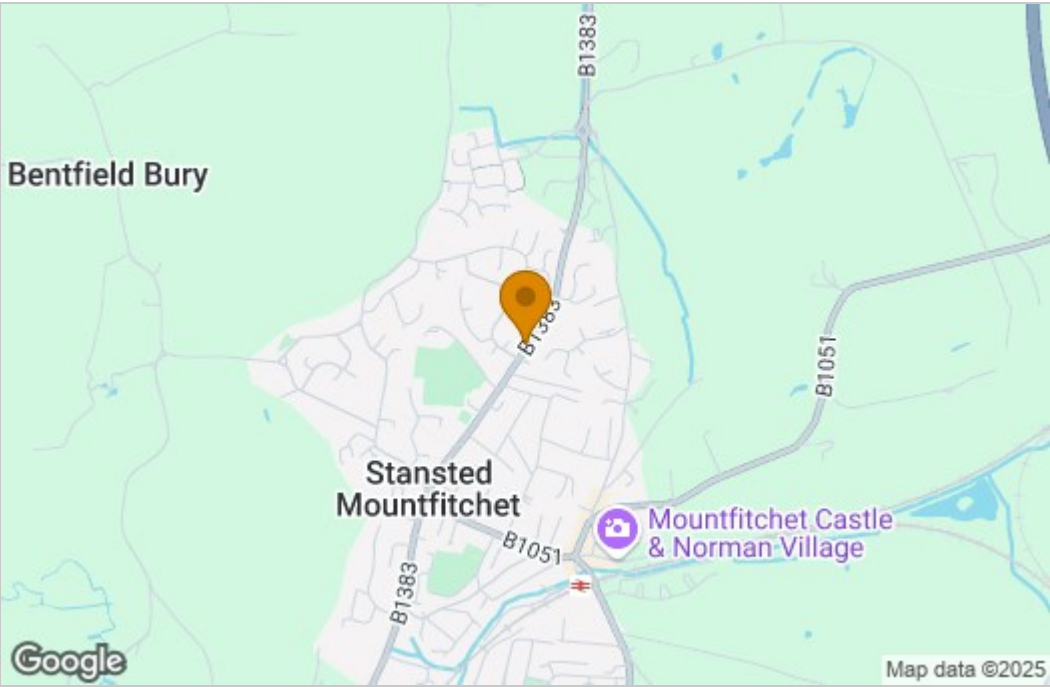


Total Area: approx. 91.9 m<sup>2</sup> ... 990 ft<sup>2</sup>

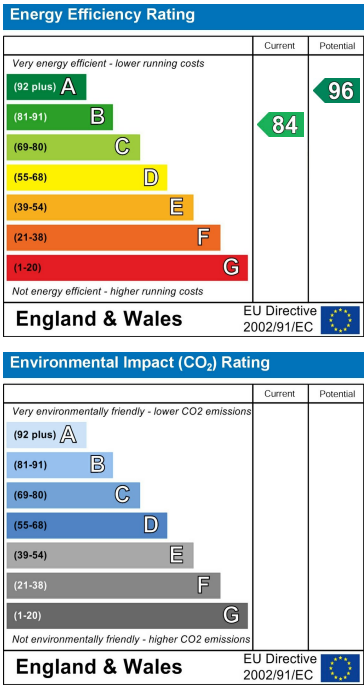
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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