



18 Nuthatch Place, Stansted, CM24 8XT

[www.intercounty.co.uk](http://www.intercounty.co.uk)

Asking Price: £700,000  
Freehold



**Intercounty**  
Estate and Letting Agents



Just five years old, a most impressive, four bedroom detached family home situated on this most popular development with easy accessibility to the station (approx. 10 minutes walk), public house (approx. 4 minutes walk), village amenities and lies close to open fields and farmland.

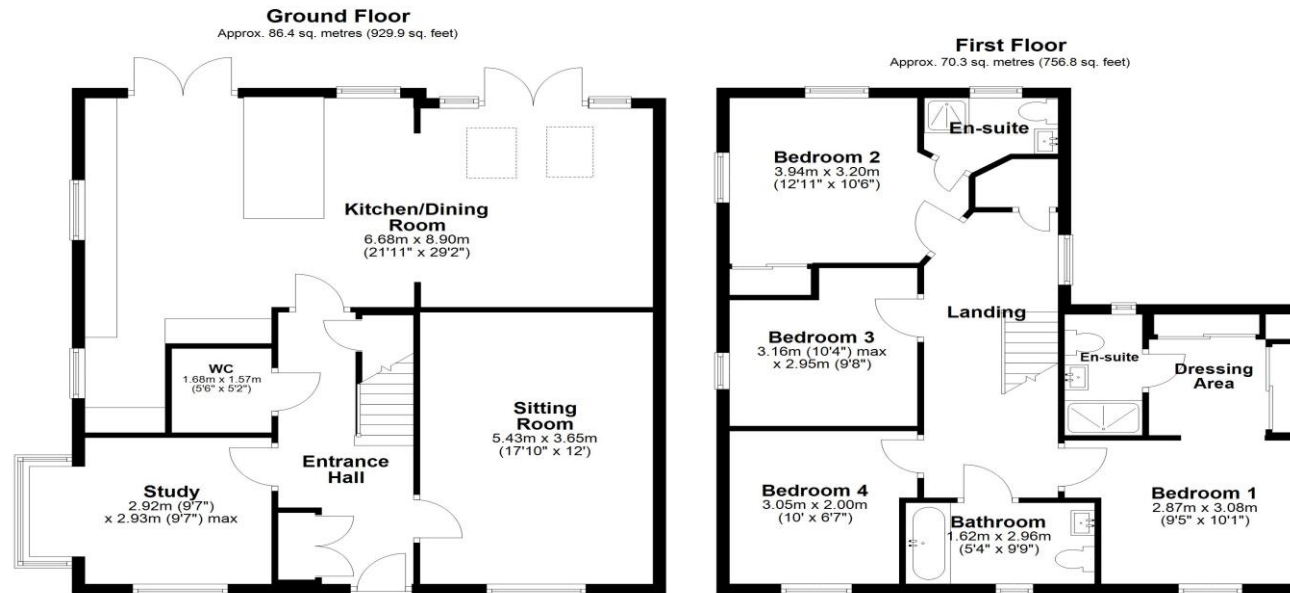
The property has been enhanced by the current owners adding a host of luxury fixtures and fittings and internal accommodation comprises generous entrance hall, storage cupboards, sitting room, office/playroom, ground floor cloakroom, superb kitchen/family/dining room and a utility area. On the first floor there are four bedrooms and a family bathroom. The principal bedroom benefits from a dressing area and ensuite and the second bedroom also offers an ensuite and fitted wardrobes. Externally the is driveway parking to the front which leads to the double length garage, whilst to the rear the garden offer various seating areas, an outside kitchen and great entertaining space. Council Tax Band F. EPC Band B.



4 Bedroom Detached House  
Popular Development  
2 Receptions  
2 Ensuites & Bathroom  
Double Length Garage  
Driveway  
Garden  
Council Tax Band F & EPC B

#### ADDITIONAL INFORMATION

Stansted Mountfitchet is a thriving village in the north Essex countryside close to the borders of Hertfordshire, providing rail links to London Liverpool Street and easy access to M11 and Stansted Airport. The village offers a mix of new and old with an original Norman castle, windmill, newly refurbished medical centre, local schooling and plenty of bars and restaurants, with many period and newly built homes, Stansted offers something for all.



Total area: approx. 156.7 sq. metres (1686.7 sq. feet)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. 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 service. 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.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

8 Cambridge Road, Stansted, Essex, CM24 8BZ

T: 01279 814400 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)

**Intercounty**  
Estate and Letting Agents