

## Sycamore Close Takeley CM22 6QA

Available from the beginning of July. This is a modern four bedroom home set over three floors, the accommodation includes entrance hall, open plan living, dining and kitchen areas, ground floor WC, four bedrooms two with ensuites and bathroom. Externally there is a rear garden and two allocated parking spaces.

**£1,700 PCM (per calendar month)**

**Holding deposit equal to one weeks rent**

**Security deposit equal to five weeks rent**

# Sycamore Close

Bishop's Stortford, CM22 6QA



## Entrance Hall

Entrance door, double glazed window to front, radiator, laminate flooring, stairs to first floor.

## Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, heated towel rail, vinyl flooring.

## Lounge Area

12'10 x 8'9 (3.91m x 2.67m )

Double glazed French doors to rear, radiator, laminate flooring, open plan to dining area.

## Dining Area

15' x 7'8 (4.57m x 2.34m )

Double glazed window to rear, radiator, laminate flooring, open plan to lounge and kitchen area.

## Kitchen Area

10'1' x 8'8 at max (3.07m' x 2.64m at max)

Double glazed window to rear, boiler, wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, dishwasher, washing machine, fridge, freezer, part tiled walls, laminate flooring, open plan to dining area.

## First Floor Landing

Radiator, carpet, stairs to ground floor, stairs to second floor.

## Bedroom One

13'6 x 9'5 (4.11m x 2.87m)

Double glazed windows to front and rear, radiator, carpet.

## Ensuite

Frosted double glazed window to rear, low level WC,

wash hand basin, shower cubicle, heated towel rail, vinyl flooring.

## Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

Double glazed window to rear, radiator, carpet.

## Bathroom

Frosted double glazed window to side, low level WC, wash hand basin, panelled bath, heated towel rail, vinyl flooring.

## Second Floor Landing

Carpet, stairs to first floor.

## Bedroom Three

11'7 x 10'10 (3.53m x 3.30m)

Double glazed window to rear, radiator, carpet, access to eaves storage.

## Ensuite

Frosted double glazed window to rear, low level WC, wash hand basin, shower cubicle, heated towel rail, laminate flooring.

## Bedroom Four

8'9 x 7'2 (2.67m x 2.18m)

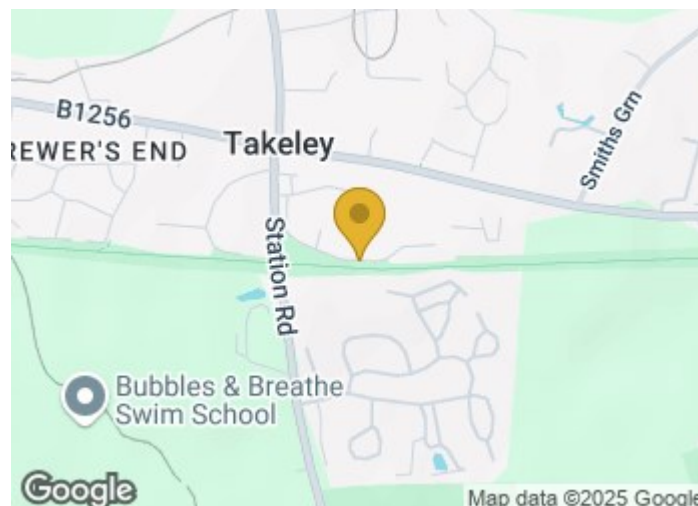
Double glazed window to rear, radiator, carpet.

## Garden

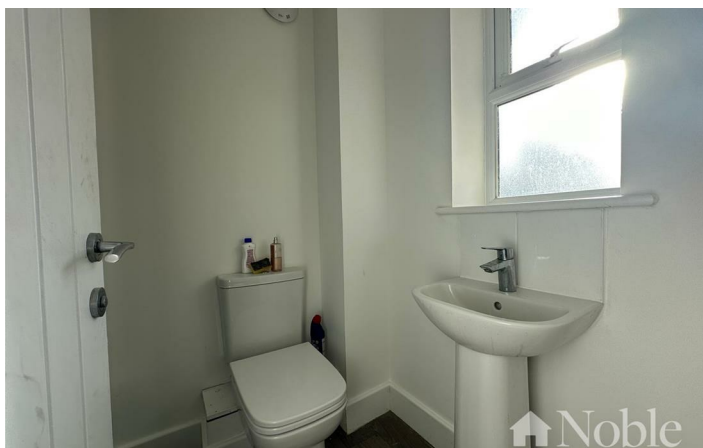
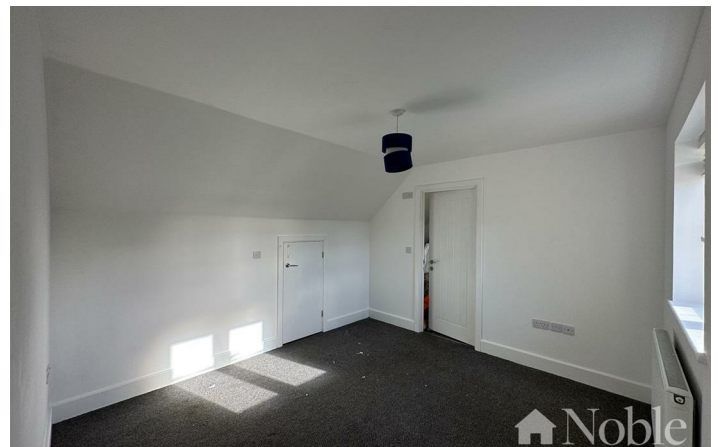
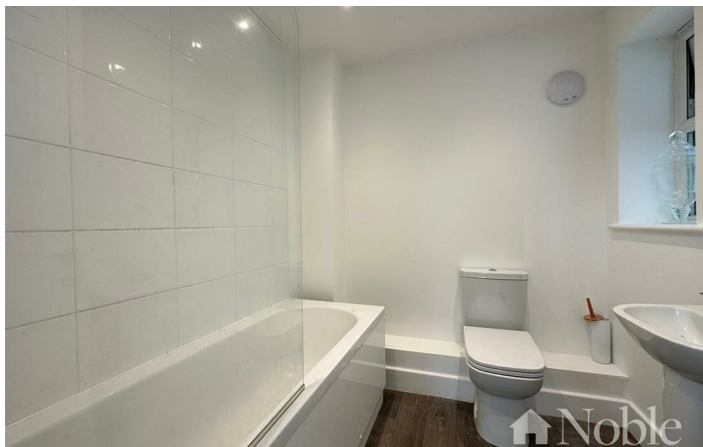
Patio area, artificial grass, side pedestrian access, shed.

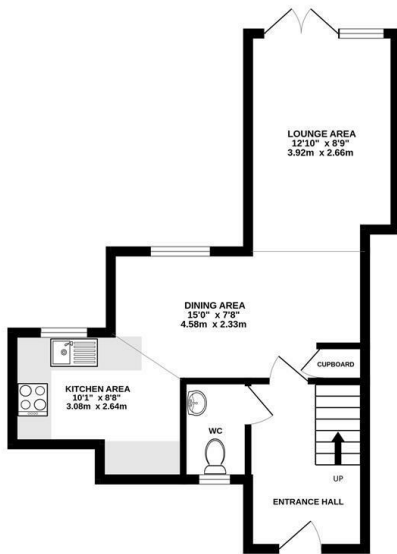
## Parking

Two allocated parking spaces to rear.

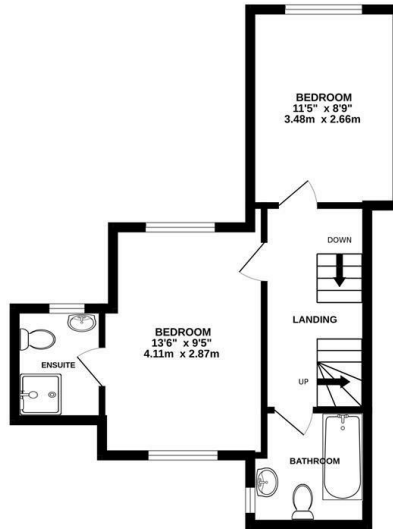




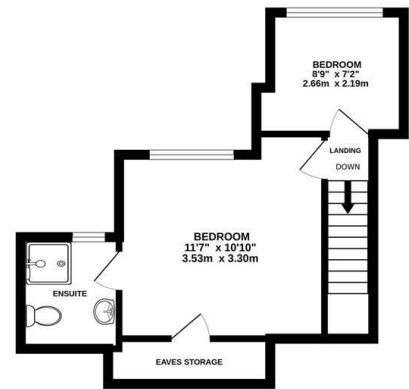




GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.4 sq.m.) approx.

TOTAL FLOOR AREA : 1055 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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