



18 Highfields, Debden  
CB11 3LN



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 18 Highfields

Debden | Essex | CB11 3LN

Guide Price £300,000

- A well proportioned semi detached bungalow
- Two bedrooms
- Open plan kitchen/living/dining area
- Off road parking
- Attractive rear garden
- Popular residential cul de sac
- Offered with no upward chain
- EPC: D

## The Property

A rarely available and delightful two-bedroom, semi-detached bungalow in this popular cul de sac in the centre of this most sought-after village with its good amenities. Benefiting from off street parking and a good-sized rear garden.

## The Setting

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, post office, recreational ground and popular public house. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles, Audley End Station is 5 miles (with access to cross country) and the M11 access is either via Bishop's Stortford (Junction 8) or Stump Cross (Junction 9).

## The Accommodation

In detail the property comprises an entrance hallway with doors to the adjoining rooms. The superb open plan kitchen/sitting/ dining room is filled with natural light from windows to rear and front aspect and there is a built-in storage cupboard. The kitchen is fitted with a matching range of eye and base level units with worksurface over. There is a range of incorporated appliances and space for full size fridge/freezer. The sitting room has double doors opening onto the rear garden.

Bedroom one is a double room with large window to front aspect. Bedroom two is a good size room with windows to front and side aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C, wash hand basin and a suntube allowing the flow of natural light.





### Outside

There is an attractive front garden area and a driveway providing off street parking. There is gated side access to the rear garden, laid mainly to lawn with a hedged border to create privacy.

### Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Semi-detached

**Property Construction** – Brick built with tiled roof

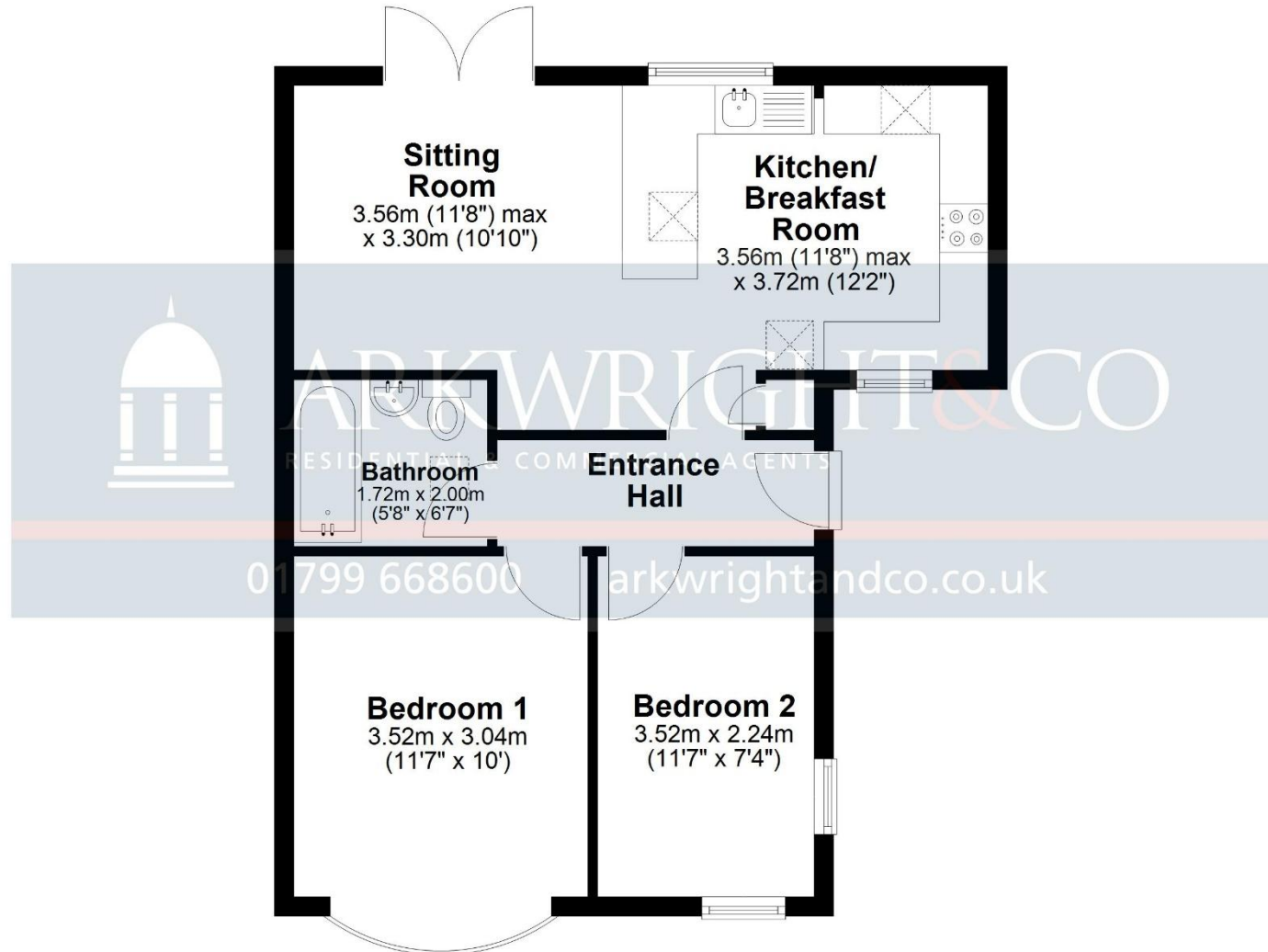
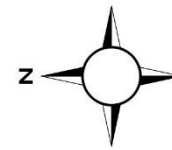
**Local Authority** – Uttlesford District Council

**Council Tax** - C



## Floor Plan

Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 49.8 sq. metres (535.8 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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