



Skeins Way, Clavering, CB11 4PH

**CHEFFINS**



# Skeins Way

Clavering,  
CB11 4PH

- 0.13 of an acre plot
- Detached home
- Well proportioned accommodation
- Four bedrooms
- Driveway and garage
- No upward chain

An established four bedroom detached home which sits comfortably within a favourable corner plot . The property offers bright and well proportioned accommodation, together with a private garden, ample off street parking and a detached garage.

4 2 2

**Guide Price £500,000**







## LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.



## GROUND FLOOR

### ENTRANCE HALL

Part glazed entrance door, staircase rising to the first floor and doors to adjoining rooms.

### RECEPTION/FAMILY ROOM

Windows to the front and side aspects and French doors opening to:

### CONSERVATORY

Windows to the rear and side aspects and French doors opening to the garden.

### DINING ROOM

Window to the front aspect.

### KITCHEN

Fitted with a range of base and eye level units with electric oven and four ring hob with extractor hood over, stainless steel sink and built-in pantry cupboard. Window to the rear aspect and door to:

### UTILITY ROOM

Fitted with base and eye level units, space for fridge freezer, space and plumbing for dishwasher and washing

machine. Part glazed door and window to the side aspect and door to:

### SHOWER ROOM

Comprising low level WC, pedestal wash basin, shower enclosure and obscure glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, access to the loft space and window to the rear aspect.

### BEDROOM 1

Window to the rear aspect and fitted wardrobes.

### BEDROOM 2

Windows to the front and side aspects and fitted wardrobes.

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Window to the front aspect.

### BATHROOM

Comprising pedestal wash basin, low

level WC, panelled bath with shower over, built-in airing cupboard and obscure glazed window to the side aspect.

## OUTSIDE

There is vehicular access to the rear of the property with a driveway providing off-street parking and a detached garage. A pathway leads round to the main front garden which is laid to lawn with mature hedges bordering and gateway providing front access.

## GARAGE

Up and over door, power and lighting connected, window and personal door to the side aspect.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - E

## VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £500,000

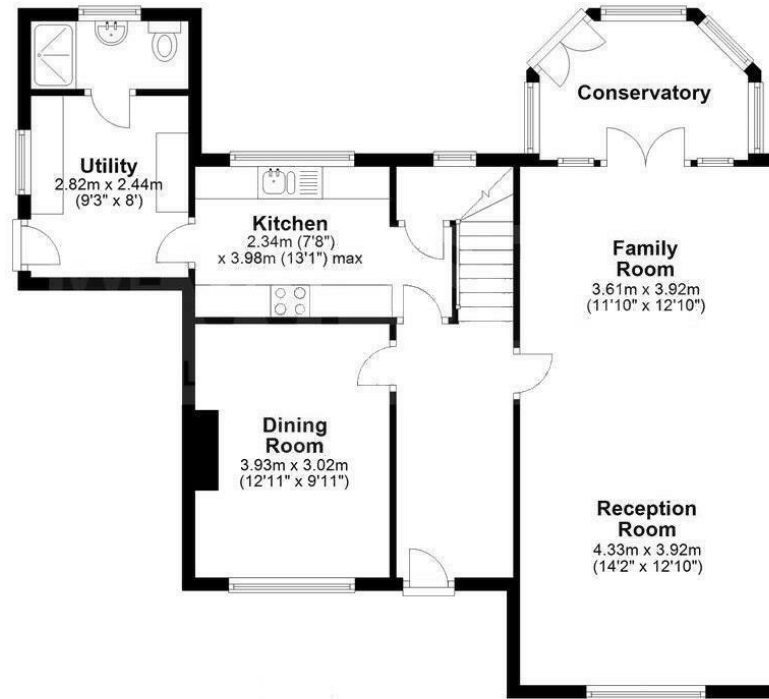
Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

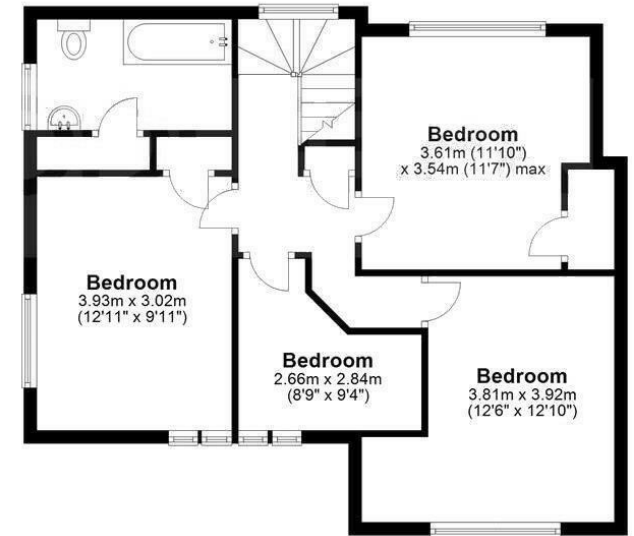
### Ground Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 140.7 sq. metres (1514.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.