



Wedow Road, Thaxted, CM6 2JZ

CHEFFINS

Wedow Road

Thaxted,
CM6 2JZ

An extended two bedroom home situated in a popular residential location. The property benefits from a west facing garden, driveway and garage. No upward chain.

LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a variety of shops, restaurants and cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. Thaxted has an excellent primary school with an outstanding Ofsted Report. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.



Guide Price £330,000





GROUND FLOOR

ENTRANCE PORCH

Entrance door and door to:

HALLWAY

Staircase rising to the first floor with under stair storage cupboard and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit, double oven with induction hob and extractor hood over, integrated fridge freezer and dishwasher. Double glazed window to the front aspect.

LIVING ROOM

Opening to:

DINING ROOM

A pair of Velux windows and double glazed French doors with adjoining full height double glazed windows providing a good degree of natural light and access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1

A pair of double glazed windows to the rear aspect overlooking the garden.

BATHROOM

Comprising panelled bath with shower over, pedestal wash basin, low level WC and heated towel rail.

BEDROOM 2

Double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a low maintenance garden and a useful storage cupboard adjoining the entrance porch. To the rear there is a paved terrace and step up to the west facing garden which is predominantly laid to lawn with mature shrubs and trees bordering. To the rear of the garden there is gated access to the GARAGE and off-street parking.

AGENT'S NOTES

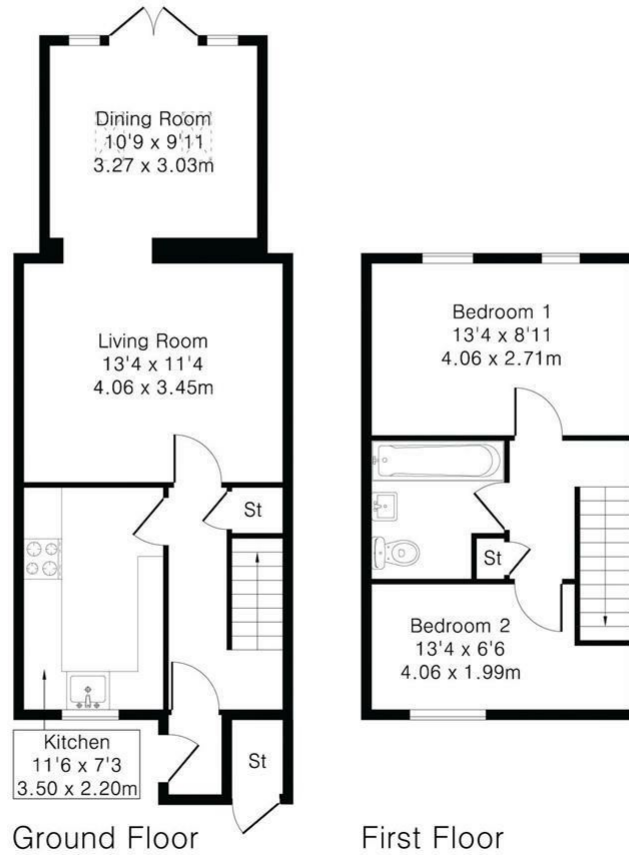
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 751 sq ft – 70 sq m
 Ground Floor Area 442 sq ft – 41 sq m
 First Floor Area 309 sq ft – 29 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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 £330,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – Uttlesford



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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.