



Heydon Road, Great Chishill, SG8 8SR

CHEFFINS

Heydon Road

Great Chishill,
SG8 8SR

4 2 3

Guide Price £800,000

- Double-fronted, detached house
- Beautifully presented accommodation
- Refitted kitchen
- Approx. 1,872 sq ft
- Well-tended gardens
- Detached double garage

A handsome, double-fronted, Victorian residence set in the heart of the village. The property enjoys beautifully presented accommodation throughout, together with period features and a delightful mature garden and detached double garage.





LOCATION

The picturesque village of Great Chishill lies 8 miles west of Saffron Walden and 5 miles north east of the market town of Royston. It has a Church, popular Public House and has commanding views over surrounding countryside. Railway stations, Audley End for Liverpool Street and Royston for Kings Cross are 6 miles from the village and the University City of Cambridge is 15 miles to the north.

GROUND FLOOR

ENTRANCE HALL

A light and bright entrance hall with obscure glazed entrance door with obscure glazed windows surrounding with view of conservatory onto garden, staircase rising to the first floor with half-landing window and stripped pine doors to adjoining rooms.

LOUNGE

A dual aspect room with bay window to the front aspect overlooking the street scene with wide sash window to side aspect, Victorian fireplace with decorative tiled slips.

DINING ROOM

Bay window to the front aspect, Victorian fireplace with decorative tiled slips (fireplace currently capped but could be reinstated to provide working open fireplace).

SNUG

Wide window to side aspect allowing good natural light, built-in cupboard.

GARDEN ROOM

Three-quarter height windows provide beautiful views over the terrace and garden beyond together with a pair of glazed doors providing access to the outdoor space.

KITCHEN/BREAKFAST ROOM

Refitted kitchen comprising a range of base and eye level units with worktop space over with breakfast bar, ceramic sink unit, integrated dishwasher, integrated fridge/freezer, double oven and induction hob above, glazed door to:

UTILITY ROOM

Fitted with a range of base units with worktop

space above, sink unit, space for washing machine, tumble dryer and floor mounted boiler, glazed door provides access to the terrace and garden, window to the side aspect, built-in storage cupboard with water softener.

CLOAKROOM

Comprising of a low level w.c., vanity wash hand basin and obscure window.

FIRST FLOOR

LANDING

Window to the rear with views over the garden, loft space, and strip pine doors to respective rooms.

BEDROOM 1

Window to the rear aspect overlooking garden, Victorian fireplace with decorative tiled slips, built-in wardrobe, door to:

ENSUITE

Comprising large shower enclosure, wash hand basin, w.c., and skylight.

BEDROOM 2

Window to the rear aspect overlooking garden, built-in wardrobe, Victorian fireplace with decorative slips.

BEDROOM 3

Window to front aspect with views over the street scene, Victorian fireplace, built-in wardrobe.

BEDROOM 4

Window to the front aspect, built-in wardrobes, Victorian fireplace.

BATHROOM

Comprising panelled bath with shower over, low level w.c., wash hand basin, obscure window.

OUTSIDE

The property forms part of this pretty village and the property enjoys a generous mature garden. To the front of the property is a lawn with path leading to the front door with gravelled driveway to the side providing extensive off-street parking in turn leading to the Detached Double Garage. To the other side of the house is a pathway which leads to the rear.

To the rear of the property is a paved terrace ideal for outdoor entertaining with steps leading up to the garden which is mainly laid to lawn. The garden has been well maintained over a number of years and is mainly laid to lawn with well stocked flower and shrub borders, mature trees and bushes. In addition is a summerhouse with adjoining decking area, there are three useful sheds, greenhouse, also enjoying a good degree of privacy.

DOUBLE GARAGE

Accessed via a set of double doors, windows to two aspects and personal door to garden, power and lighting connected and eaves storage. The garage also offers a huge scope for conversion into an annexe or studio depending on needs and planning approval.

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area
 173.91 sq m / 1871.95 sq ft
 (Excludes Garage & Summer House)
 Garage Area 40.03 sq m / 430.87 sq ft
 Summer House Area 4.66 sq m / 50.15 sq ft

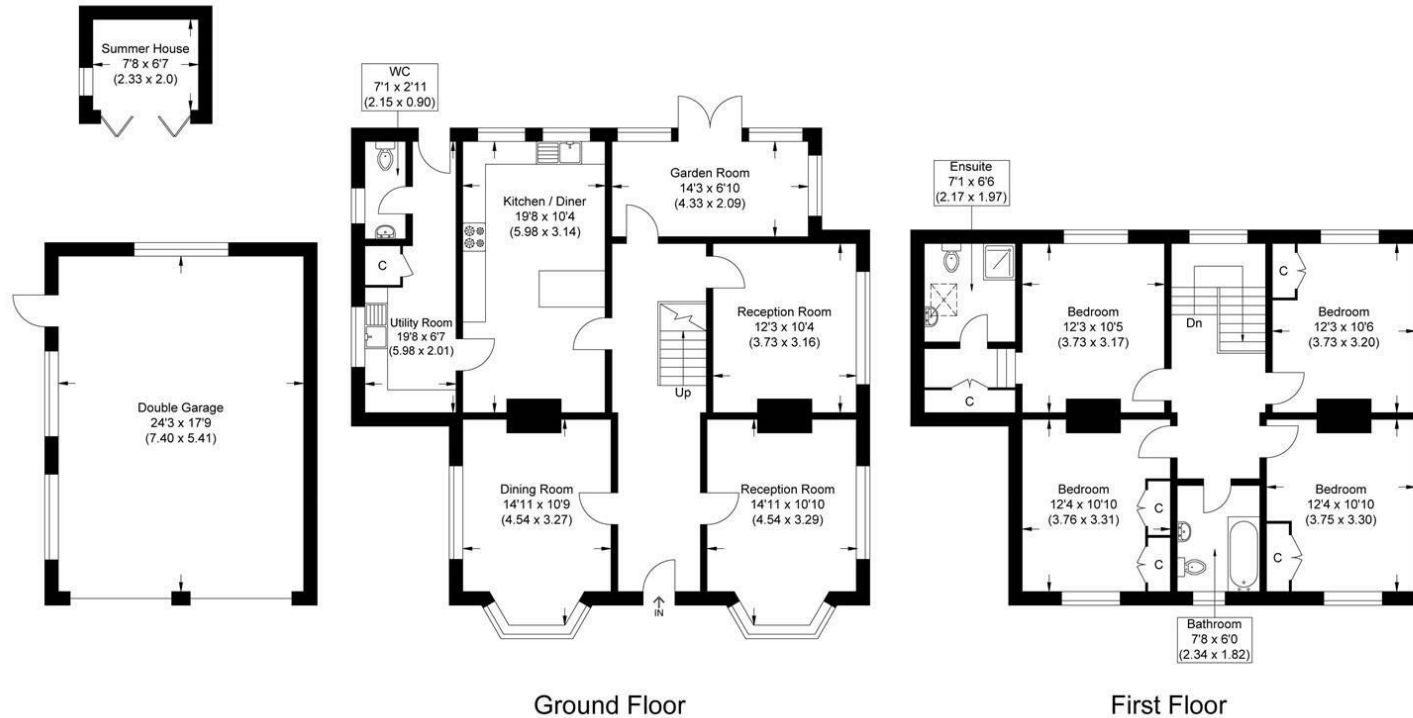


Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.