



High Street, Clavering, CB11 4QW

**CHEFFINS**

## High Street

Clavering,  
CB11 4QW

- Sought after village
- Open kitchen/dining/family room
- Refurbished throughout
- Ample off street parking
- Private rear garden with home office/studio
- No upward chain

A stunning four/five bedroom home which has recently been extended and refurbished throughout. The property offers well-proportioned accommodation, ample off-street parking and a detached home office/studio.

5 3 2

**Guide Price £740,000**





## 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

Entrance door and staircase rising to the first floor with bespoke glass balustrade and understair storage cupboard. Doors to adjoining rooms.

### SITTING ROOM

Window to the front aspect.

### KITCHEN/DINING/FAMILY ROOM

Fitted with a range of base and eye level units incorporating central island with quartz worktops, stainless steel sink, wine cooler, Bosch combi microwave, oven, four ring induction hob with extractor hood over, integrated fridge and freezer. Lantern light providing a good degree of natural light and aluminium bi-folding doors opening to the rear garden.

### UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer. Part-glazed door to the side aspect.

### SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, corner shower enclosure with dual shower heads, low level WC and heated towel rail. Obscure glazed window to the side aspect.

## RECEPTION ROOM/BEDROOM 5

Window to the front aspect.

## FIRST FLOOR

### LANDING

Velux window providing a good degree of natural light, doors to adjoining rooms.

### MASTER BEDROOM

Window to the rear aspect, fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads and heated towel rail.

### BEDROOM 2

Window to the front aspect and Velux windows.

### BEDROOM 3

Window to the rear aspect.

### BEDROOM 4

Window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, panelled bath with shower attachment and obscure glazed window to the side aspect.

## OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles and an EV charging point. There is gated side access to the rear garden which is predominantly laid to lawn with a sandstone terrace for al fresco entertaining, mature hedges bordering providing a good degree of seclusion.

## DETACHED ANNEXE/HOME OFFICE

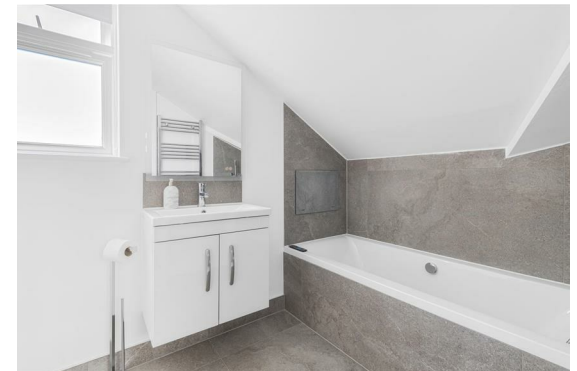
Aluminium bi-folding doors from the garden and door to shower room comprising ceramic wash basin with vanity unit beneath, low level WC and electric shower enclosure.

## 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 2239 sq ft – 208 sq m  
 Ground Floor Area 1301 sq ft – 121 sq m  
 First Floor Area 816 sq ft – 76 sq m  
 Outbuilding Area 122 sq ft – 11 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	79 <b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £740,000

Tenure - Freehold

Council Tax Band - E

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.