



Dunmow Road, Thaxted, CM6 2LU

CHEFFINS

Dunmow Road

Thaxted,
CM6 2LU

- Detached
- Three bedrooms
- En suite and family bathroom
- High specification
- Off street parking
- Contemporary kitchen

A modern, three bedroom detached home positioned on the outskirts of this popular market town. The property enjoys superbly presented accommodation throughout together with allocated parking and landscaped wrap around garden.

3 2 1

Guide Price £425,000





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 award winning 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.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink unit, integrated appliances including oven and four ring induction hob, dishwasher and fridge freezer. Tiled flooring, obscure double glazed window to the front aspect, double glazed window to the side aspect and doorway to:

UTILITY ROOM

Fitted with base and eye level units, space and plumbing for washing machine and tumble dryer and double glazed door opening to the garden.

CLOAKROOM

Comprising low level WC, wash basin, heated towel rail, part tiled walls and tiled flooring.

LOUNGE/DINING ROOM

A dual aspect room with double glazed windows to the rear and side aspects and bi-folding doors opening to the garden terrace. Built-in understair storage cupboard.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in storage cupboard with shelving.

BEDROOM 1

Double glazed windows to the front and side aspects and fitted wardrobes. Door to:

EN SUITE

Comprising low level WC, ceramic wash basin and shower enclosure, tiled walls and flooring and obscure double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the rear aspect and large built-in wardrobe.

FAMILY BATHROOM

Comprising panelled bath with shower above, ceramic wash basin,

low level WC and heated towel rail. Part tiled walls and tiled flooring.

BEDROOM 2

Double glazed window to the side aspect.

OUTSIDE

The gardens extend to the south and west elevations of the property and are predominantly laid to lawn with a paved terrace with a variety of shrubs and flowers bordering. There is a timber storage shed and gated rear access to the two allocated off-street parking spaces.

AGENT'S NOTES

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

VIEWINGS

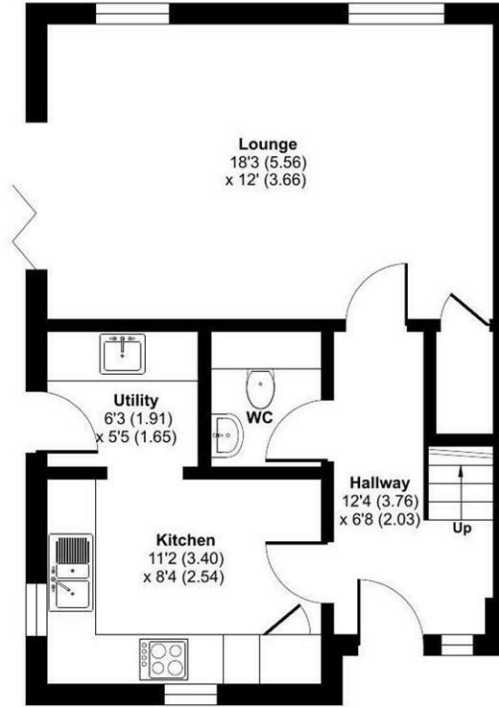
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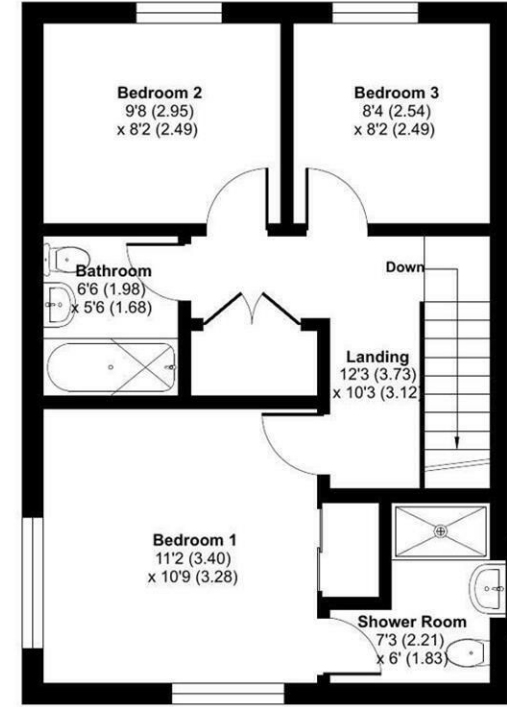




Approximate Area = 962 sq ft / 89.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	94
(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 £425,000

Tenure - Freehold

Council Tax Band - D

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.