



Wedow Road, Thaxted, CM6 2JZ

CHEFFINS

Wedow Road

Thaxted,
CM6 2JZ

- Detached five bedroom home
- Kitchen/diner
- Three storey accommodation
- Bathroom and two en suites
- Off street parking for several cars
- Detached double garage/studio above

A substantial and superbly presented detached residence comprising of accommodation over three storeys positioned in a popular town location. The property boasts bright and versatile living space throughout together with detached double garage with studio above. There is ample off street parking in addition to private rear garden.

5 3 1

Guide Price £775,000





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 PORCH

Brick built with tiled roof and steps up to the entrance door.

HALLWAY

Obscure double glazed window to the front aspect, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

LIVING ROOM

A triple aspect room with double glazed window to the front and side aspects and French doors opening to the garden.

KITCHEN/DINER

Fitted with a range of base and eye level units with marble worktop space over and tiled splashbacks, sink unit, AEG oven and five ring hob with extractor hood above, integrated dishwasher and fridge freezer and tiled flooring. Triple aspect with double glazed windows to the front, rear and side aspects.

UTILITY ROOM

Fitted with base and eye level units with space for washing machine, tumble dryer and free standing fridge freezer and tiled flooring. Door providing access to the garden and door to:

CLOAKROOM

Comprising ceramic wash basin and low level WC. Obscure double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Double glazed window to the front aspect, built-in storage cupboards, staircase rising to the second floor and doors to adjoining rooms.

BEDROOM 1

Double glazed windows to the front and rear aspects, built-in storage cupboards and door to:

EN SUITE

Comprising low level WC, wash basin with vanity cupboard beneath, shower enclosure, heated towel rail, tiled flooring and obscure double glazed window to the rear aspect.

FAMILY BATHROOM

Comprising panelled bath, ceramic wash basin, low level WC, heated towel rail, tiled walls and flooring and obscure double glazed window to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect and built-in storage cupboard.

BEDROOM 5/STUDY

Double glazed window to the rear aspect.

SECOND FLOOR

LANDING

Skylight window and doors to adjoining rooms.

BEDROOM 3

A dual aspect room with double glazed windows to the front and side aspects and skylight window. Built-in bedroom furniture and access to the eaves storage.

BEDROOM 4

Double glazed window to the front aspect and skylight window.

BATHROOM

Comprising ceramic wash basin with vanity cupboards below, low level WC, walk-in shower enclosure, part tiled walls, tiled flooring and skylight window.

OUTSIDE

A block paved driveway providing off-street parking for several vehicles and access to the double garage and studio. The front garden is mainly laid with shingle and there is gated side access to the rear garden which is predominantly laid to lawn with

mature shrub and flower borders and a terrace adjoining the rear of the property.

DETACHED DOUBLE GARAGE

A pair of up and over doors, power connected. Door to WC with tiled flooring, low level WC, ceramic wash basin and obscure double glazed window to the side aspect. A further door leads to a lobby with double glazed window to the rear aspect and staircase rising to:

STUDIO

Double glazed windows to the front and rear aspects, fitted with a range of cupboards with stainless steel sink unit.

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.







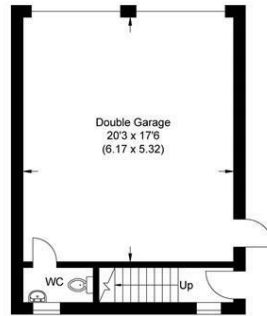
Energy Efficiency Rating	
Current	Potential
85	100
Very energy efficient - lower running costs (62 plus) A (51-61) B (39-50) C (29-38) D (13-28) F (1-20) G	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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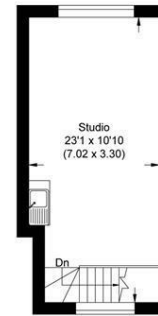
Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford



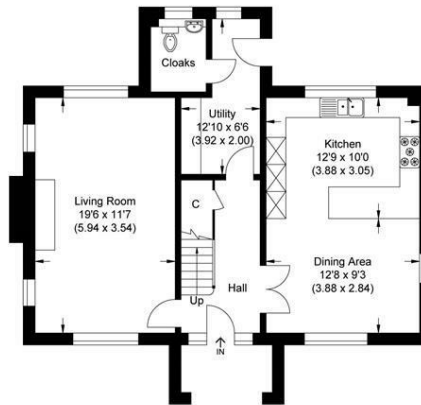
Ground Floor



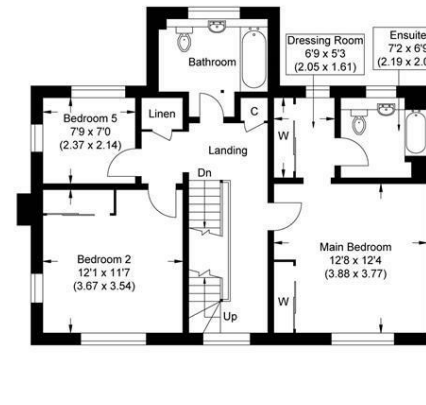
First Floor

Approximate Gross Internal Area
 175.69 sq m / 1891.11 sq ft
 (Excludes Garage & Studio)
 Garage Area 38.30 sq m / 412.25 sq ft
 Studio Area 22.98 sq m / 247.35 sq ft

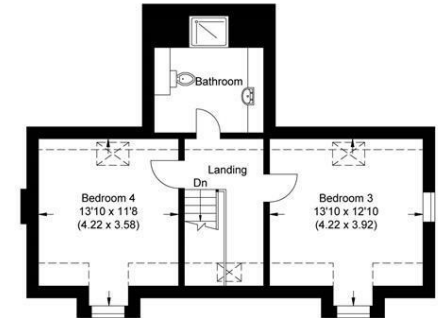
----- Restricted Head Height



Ground Floor



First Floor



Second Floor

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

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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.