



Town Street, Thaxted, CM6 2LA

CHEFFINS

Town Street

Thaxted,
CM6 2LA

- Character cottage
- Beautifully presented throughout
- Two spacious reception rooms
- Useful cellar
- Three double bedrooms
- Attractive rear garden
- Town centre location

An unlisted period cottage which enjoys a number of character features together with well proportioned accommodation. Located in the heart of Thaxted's historic and iconic Town Centre, it is within easy walking distance of a selection of shops, cafes and local amenities.

3 1 2

Guide Price £450,000





LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There are a range of amenities provided locally including a variety of shops, restaurants, an 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, Stansted Airport (7 miles) and with mainline railway stations at Elsenham (7 miles to the west) Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

SITTING ROOM

Deep bay window to the front aspect with a view of Town Street which is part of Thaxted's historic street scene. Fireplace with raised hearth and exposed floorboards.

DINING ROOM

Window to the side aspect overlooking the courtyard. Exposed floorboards, access to the utility room and door to staircase which leads down to the cellar and beyond is the;

KITCHEN

Fitted units comprising a range of base and eye level cupboards with a hardwood block work surface, ceramic sink unit, gas hob with extractor hood over and space for a slimline dishwasher. Cupboard housing a Vaillant gas fired boiler. Fitted fridge and freezer. Door with decorative leaded window and staircase leading to the First Floor. Two sets of double-glazed doors providing access and views onto the courtyard and garden beyond.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, space for washing machine, exposed floorboards with steps leading down to a pair of obscure wide glazed doors to the front with panels above providing views of the street scene.

Further glazed door to the rear providing access to the rear courtyard and garden beyond. The Utility Room could also be converted to an office/workspace depending upon requirements.

CLOAK ROOM

Comprising low level WC, wash basin and double glazed window to the rear.

CELLAR

A useful space with good head height also offering scope for conversion to additional accommodation subject to needs and relevant approval.

FIRST FLOOR

UPPER LANDING

Exposed floorboards and doors to adjoining rooms.

BEDROOM 1

A deep sash window to the front aspect with views. Exposed floorboards.

BEDROOM 2

A deep sash window to the front aspect overlooking Town Street, exposed floorboards and Victorian fireplace with adjoining cupboards.

BEDROOM 3

To the rear of the property with a storage cupboard and a view of the garden.

SHOWER ROOM

Large shower enclosure, low level WC, wash basin, tiles to walls and floor, heated towel rail and obscure window.

OUTSIDE

To the rear of the property is a gravelled courtyard with steps leading up to the garden which is laid to lawn with a plum tree, mature shrubs, bushes and variety of plants with a greenhouse/potting shed at the far end.

AGENT'S NOTES

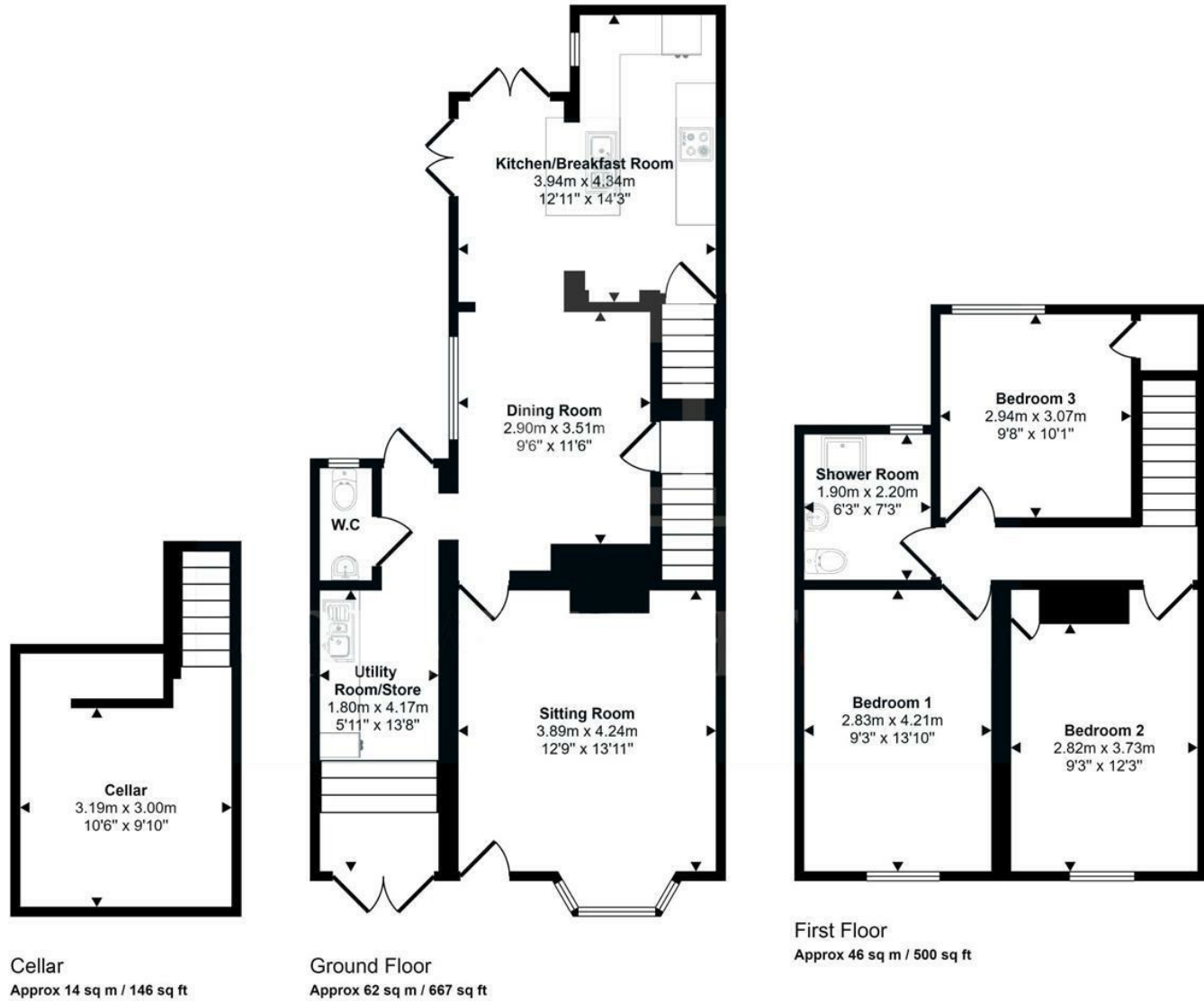
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Approx Gross Internal Area
122 sq m / 1313 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
EU Directive 2002/91/EC	

Guide Price £450,000
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.