



Deynes Road, Debden, CB11 3LQ

**CHEFFINS**

## Deynes Road

Debden,  
CB11 3LQ

- Charming period cottage
- Central village location
- Rear garden
- Character features
- Offered chain free

A charming period cottage situated in an enviable village location providing bright and well proportioned living accommodation throughout. The property benefits from courtyard garden together with gated rear access to recreation ground. Offered chain free.



**Guide Price £275,000**





## LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop/post office, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9). In addition, there is a regular bus service from Debden village through to Stansted Airport (direct Stansted Express train service to London) and Bishop's Stortford.

## ENTRANCE HALL

with entrance door, tiled flooring, window to the side aspect, door leading to;

## LIVING ROOM

with a log burner with brick hearth, windows to the front aspect, open doorway leading into the;

## KITCHEN

with a range of base and eye level units, integrated oven with 4 ring Bosch induction hob and cooker hood over, stainless steel wash basin, part tiled splashbacks, space for washing machine and space for dishwasher, storage cupboard, stairs leading to the first floor, windows to the rear aspect, open archway leading into the;

## CONSERVATORY

with solid wood flooring, windows overlooking the rear garden.

## FIRST FLOOR

### LANDING

with a large sky light, storage cupboard housing the hot water cylinder, door to;

### FAMILY BATHROOM

with a panelled bath with shower over, ceramic wash basin, low level WC, vanity cupboard, walk-in shower with electric shower, part tiled walls, tiled flooring, window to the rear aspect overlooking the garden.

## DOUBLE BEDROOM

with large built-in storage cupboards, windows to the front aspect.

## OUTSIDE

A shared pathway with the neighbouring property bordered by a range of mature shrubs and trees, mainly laid to lawn with a gravel pathway leading to the entrance door, small storage shed to the left hand side.

To the rear of the property is a courtyard style garden bordered by timber fencing, shallow raised bedding, part gravelled and gated rear access leading directly into the recreation ground.

## AGENTS NOTE

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

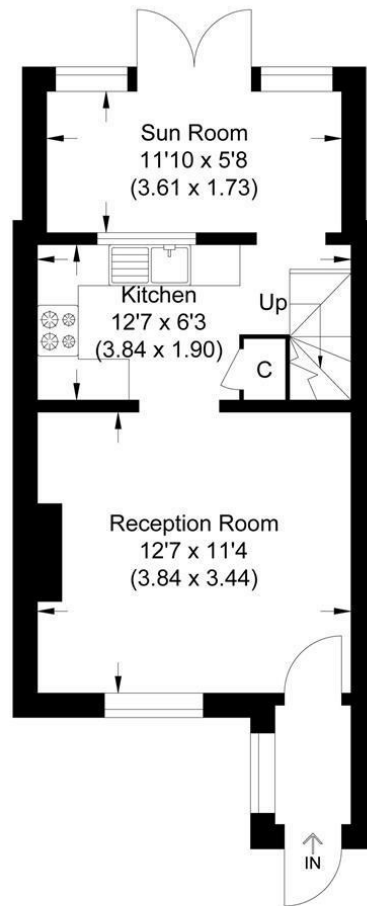
## VIEWINGS

By appointment through the Agents.

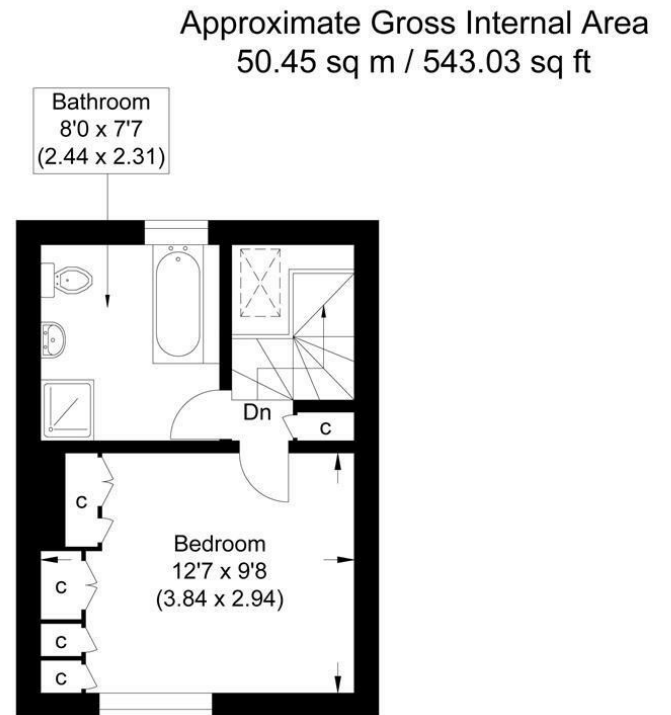




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

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

Guide Price £275,000  
Tenure - Freehold  
Council Tax Band - B  
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.