



Smiths Green, Debden, CB11 3LP

**CHEFFINS**



## Smiths Green

Debden,  
CB11 3LP

An individual detached home situated in a picturesque rural location with charming views to adjoining countryside. The property offers bright and well-proportioned living accommodation, together with off-street parking and a private rear garden.

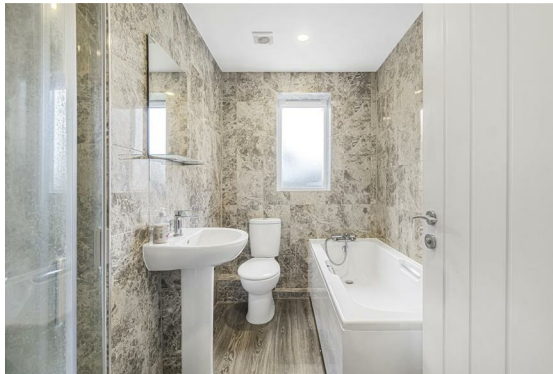
### LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, 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 either Bishop's Stortford (Junction 8) or Stump Cross (Junction 9).

2 1 1

Guide Price £410,000





## GROUND FLOOR

### ENTRANCE DOOR

Opening to:-

### SITTING ROOM

Double glazed windows to the front and side aspects and staircase rising to the first floor with understairs storage cupboard. Open plan to the kitchen/diner and door to:

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### KITCHEN/DINER

Fitted with a range of base and eye level units, stainless steel sink, Hotpoint double oven, four ring gas hob with extractor over, space and plumbing for washing machine and slimline dishwasher. Double glazed window to the rear aspect and double glazed door opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, access to the loft space and obscure double glazed window to the side aspect.

### BEDROOM 1

Double glazed windows to the front aspect and built-in storage cupboards.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment and separate shower enclosure with dual shower heads. Obscure double glazed window.

### BEDROOM 2

Double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is a gravelled driveway leading to the two allocated parking spaces. There is gated side access to the rear garden which has a paved terrace for al fresco entertaining and stunning views over the adjoining countryside.

## AGENT'S NOTES

- Tenure - Freehold

- Council Tax Band - D
- Property Type - Detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan

- Square Footage - 725 sqft
- Parking - Driveway for 3 vehicles

## UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - LPG
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - Fair

## RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property

- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property

- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse

## ACCESSIBILITY / ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

## VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	89
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £410,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

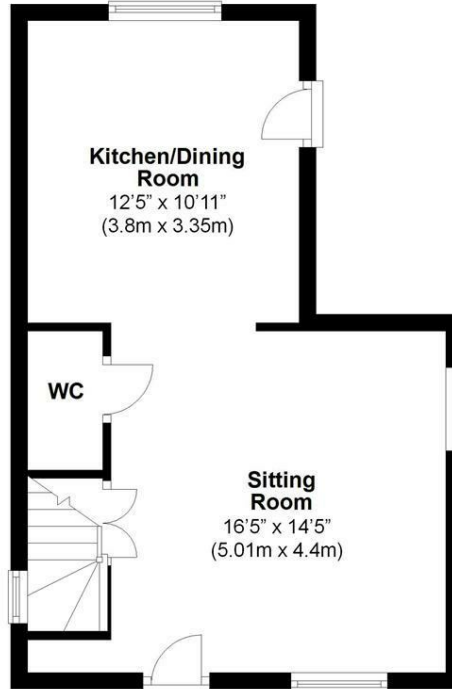
For more information on this property please refer to the Material Information Brochure on our website.

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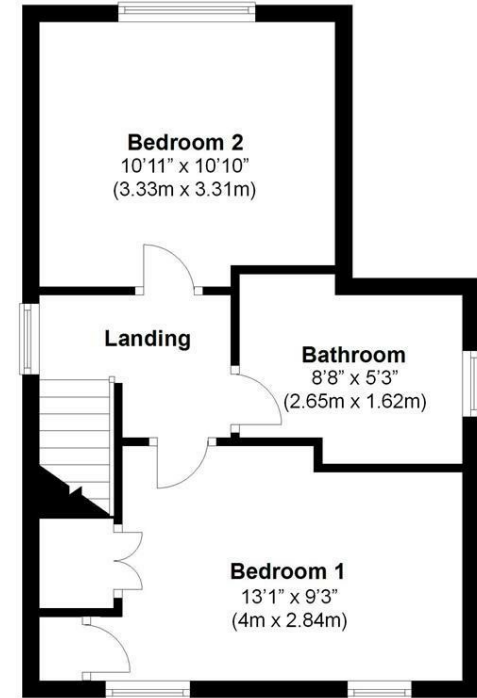
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



### Ground Floor



### First Floor



Approx gross internal floor area 67 sqm (725 sqft)

