



Church Green, Hinxton, CB10 1RA

**CHEFFINS**



## Church Green

Hinxton,  
CB10 1RA

- Three bedrooms
- Generous southerly gardens
- Tucked away village position
- Scope for enlargement STP
- Versatile accommodation

A beautifully appointed three bedroom home positioned in a quiet and tucked away village position. Comprising of bright and well proportioned living accommodation throughout, the property benefits from generous Southerly gardens, together with scope for further enlargement STP.

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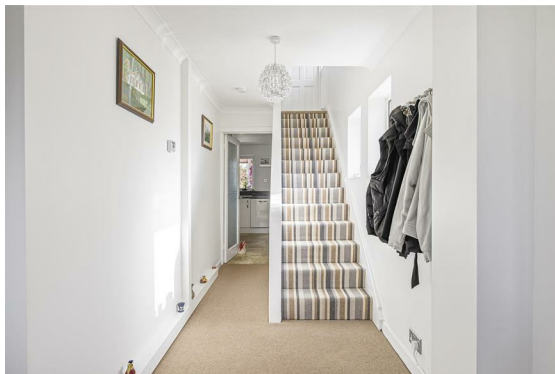
**Guide Price £500,000**





## LOCATION

Hinxton has its own fine church and local inn/restaurant. The fine old market town of Saffron Walden is 5 miles south with shopping and recreational facilities and the University City of Cambridge is about 9 miles north. Audley End mainline station is 7 miles away and Whittlesford station is 3 miles, both with trains to London's Liverpool Street. The nearest motorway access points are at Stump Cross (Junction 9 – south only) approximately 1 mile away and Duxford Junction 10 – (north and south) is 3 miles.





## GROUND FLOOR

### PORCH/ENTRANCE HALL

Entrance door with inset frosted panel with additional frosted double glazed windows to the front aspect along with double glazed windows on both sides, stairs rising to the first floor with understairs storage cupboard, Doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with worktop over, Bosch induction hob with splashback, integrated oven and extractor hood above, integrated fridge, dishwasher and washing machine, sink with stainless steel taps, tiled flooring, double glazed windows overlooking the conservatory to the rear aspect, open doorway to living room and door to:-

### UTILITY ROOM

Space for fridge freezer built-in storage cupboard with shelving, obscure half panel door to the side aspect, tiled flooring.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC, tiled flooring and obscure double glazed window to the rear aspect.

## LIVING ROOM

Double glazed window to the front aspect, feature electric fireplace with quartz hearth, sliding doors to:-

### CONSERVATORY

Windows to the side and rear aspects along with a pair of double glazed patio doors leading directly into the garden, part-timber clad wall and radiator.

## FIRST FLOOR

### LANDING

Obscure double glazed window to the side aspect, storage cupboard and doors to adjoining rooms

### BATHROOM

Comprising ceramic wash basin, panelled bath with electric shower above, low level WC, part-tiled walls and double glazed obscure windows to the side and rear aspects.

### BEDROOM 1

Double glazed window to the front aspect along with integrated double wardrobe with sliding doors and an additional louvred storage cupboard with built-in shelving.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

## BEDROOM 3

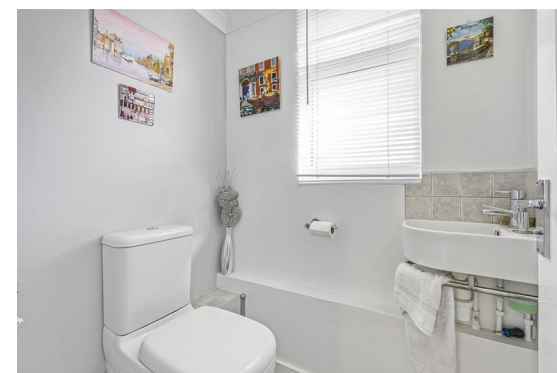
Double glazed window to the front aspect with built-in storage units with shelving.

## OUTSIDE

A block paved pathway leads to the front door together with a flint wall which borders the front of the property along with a garden mainly laid to lawn with a selection of mature shrubs, flowers and trees. There is gated side access to the beautifully landscaped garden which is predominantly laid to lawn with a variety of mature shrubs, flowers, trees and is enclosed by timber fences. To the rear of the garden is a timber storage shed incorporating a part shingle area perfect for al fresco entertaining.

## VIEWINGS

By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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 £500,000

Tenure - Freehold

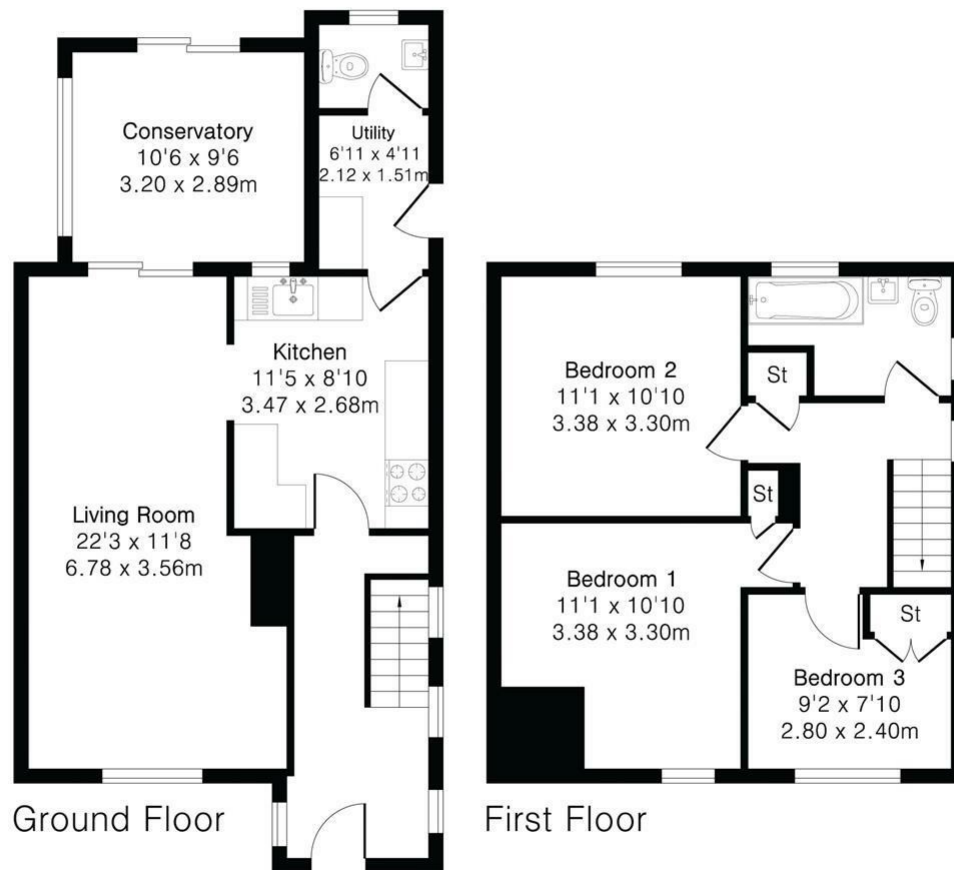
Council Tax Band - C

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 1050 sq ft - 98 sq m**

Ground Floor Area 598 sq ft - 56 sq m

First Floor Area 452 sq ft - 42 sq m



**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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



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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.