



Kempe Road, Finchingfield, CM7 4LE

**CHEFFINS**

## Kempe Road

Finchingfield,  
CM7 4LE

A well proportioned two bedroom bungalow situated in a tucked away location within this popular village. The property sits within a 0.13 of an acre plot and enjoys ample off street parking and a secluded rear garden.

### LOCATION

Finchingfield is a sought-after village offering local shops, a post office and pubs, churches and a village primary school. Local buses connect the village to nearby towns and surrounding villages including Braintree, Great Bardfield, Saffron Walden and Great Dunmow. A school bus service is provided to the Tabor secondary school in Braintree, Helena Romanes secondary school at Great Dunmow and the County High School in Saffron Walden. Mainline train services are available from Braintree to London Liverpool Street on the Colchester line or alternatively from Stansted, Audley End, Bishops Stortford or Elsenham on the Cambridge line. Stansted Airport and the M11 are approximately 16 miles to the west and fast access is available on the new A120 dual carriageway.

2 1 1

**Guide Price £370,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door with glass panels, loft access and doors to adjoining rooms.

### SITTING/DINING ROOM

Glazed French doors to the rear aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over including a breakfast bar, sink with mixer tap, electric oven with four ring hob and overhead extractor. Space and plumbing for a dishwasher and space for freestanding fridge freezer, glazed window to the rear aspect along with a partially obscure glazed door to the rear aspect.

### SHOWER ROOM

Comprising a suite of pedestal wash basin with mixer tap, low level WC and shower enclosure, heated towel rail and tiled walls.

## BEDROOM 1

Window to the front aspect.

## BEDROOM 2

Window to the front aspect, door to airing cupboard housing boiler and water cylinder.

## OUTSIDE

To the front of the property is a block paved driveway providing off-street parking for several vehicles, with gated side access leading to the rear garden which is predominately laid to lawn with hedges and trees bordering which provide a good degree of seclusion. Additionally there is a paved terrace area, which is perfect for al fresco entertaining,

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

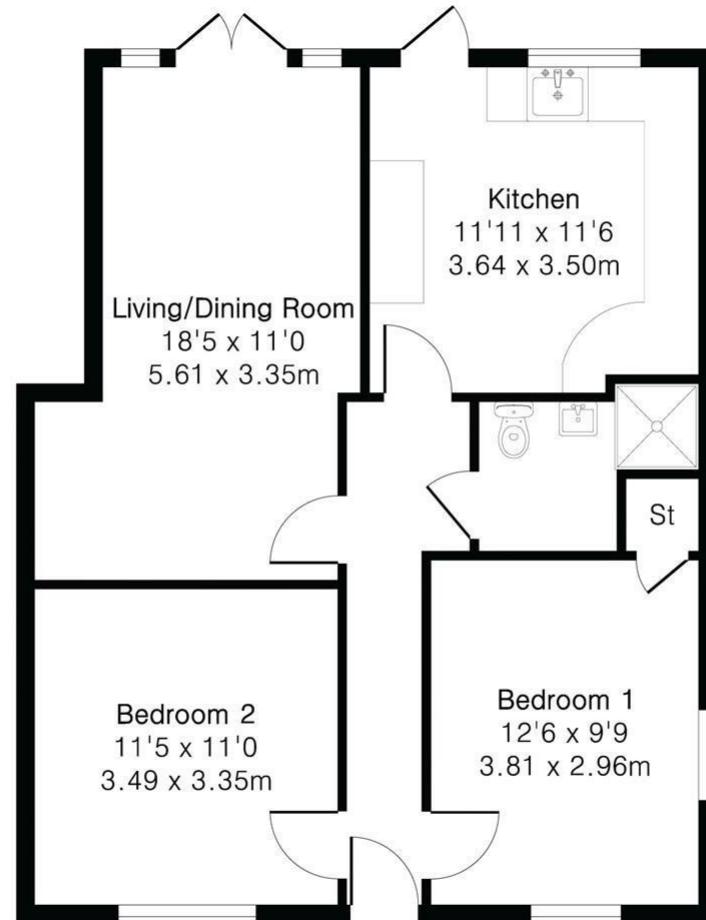
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Tenure – Freehold

Council Tax Band – B

Local Authority – Braintree

**Approximate Gross Internal Area 701 sq ft - 65 sq m**



Ground Floor

**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.

