



Guelphs Lane, Thaxted, CM6 2PT

CHEFFINS



## Guelphs Lane

Thaxted,  
CM6 2PT

- Detached family home
- Well-presented throughout
- Scope for enlargement
- Landscaped garden
- Garage and driveway
- Conveniently located for town's amenities

A detached, three bedroom home set in a private cul-de-sac within walking distance of the town centre. The property has been updated throughout and sits on a good sized plot, together with scope for enlargement, subject to needs.

3 1 2

**Guide Price £475,000**







## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.



## GROUND FLOOR

### ENTRANCE HALL

Obscure double glazed entrance door with adjoining obscure double glazed window to the side aspect. Staircase rising to the first floor with storage cupboard under, solid woodblock parquet flooring and glazed oak doors to adjoining rooms.

### SITTING ROOM

Deep double glazed window to the front aspect providing a good degree of natural light, fireplace with inset gas stove and granite hearth, solid woodblock parquet flooring which continues through to:

### DINING AREA

Double glazed bi-folding doors providing access to the terrace and garden beyond and obscure glazed door leading to the study. Open plan to:

### KITCHEN

Refitted with a range of base and eye level units with granite worktop space over, sink unit, space for range cooker, integrated dishwasher and built-in larder cupboard. Double glazed window enjoying views over the terrace and garden and glazed oak door to:

### UTILITY ROOM

A spacious utility room, fitted with a matching range of base and eye level units with worktop space over, sink unit, space for washing machine, tumble dryer and American style fridge freezer and deep

built-in cupboard providing an excellent storage area. Double glazed door providing access to the terrace and garden with adjoining double glazed window.

### STUDY

Double glazed windows to both side aspects, fitted shelving and door to:

### CLOAKROOM

Comprising low level WC, wash basin and obscure double glazed window.

### INTEGRAL GARAGE

With up and over door for vehicular access, power and lighting connected. The garage offers huge scope for conversion to additional accommodation with an opportunity for first floor accommodation above, subject to needs, survey and relevant approval.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, built-in airing cupboard housing the updated gas fired boiler, access to the loft space and solid oak doors to adjoining rooms.

### BEDROOM 1

Wide double glazed window to the front aspect providing a good degree of natural light.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden, together with fitted wardrobes with mirrored sliding doors.

### BEDROOM 3

Double glazed window to the front aspect and overstairs storage cupboard.

### BATHROOM

Refitted suite comprising panelled bath, separate shower enclosure, WC, vanity wash basin, heated towel rail and obscure double glazed windows to two aspects.

### OUTSIDE

The property is set in a pleasant no-through road, within walking distance of Thaxted's extensive amenities. To the front of the property is a block paved driveway providing extensive off-street parking with an adjoining lawn. To the rear of the property is a paved terrace, in turn leading to the garden which is laid to lawn with timber shed and a further gravelled terrace for al fresco entertaining.

### AGENT'S NOTE

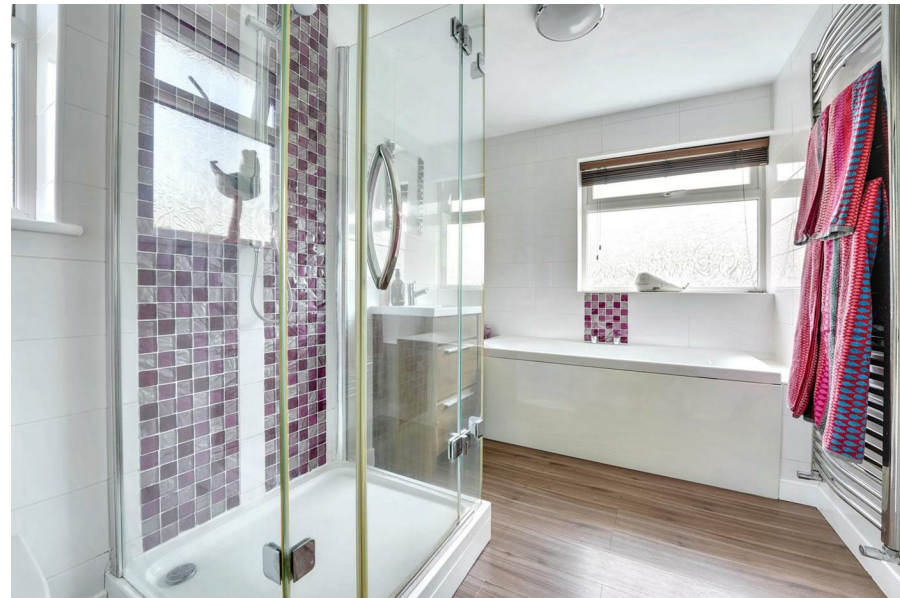
The property also offers scope for a first floor extension to the left hand side of the property, subject to needs, survey and relevant approval.

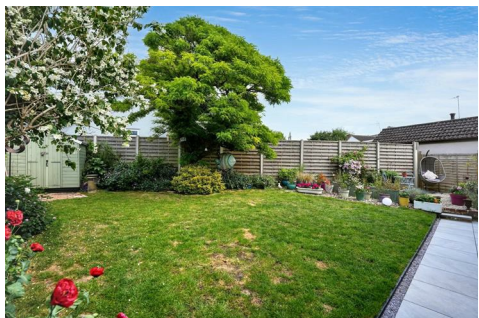
### VIEWINGS

By appointment through the Agents.









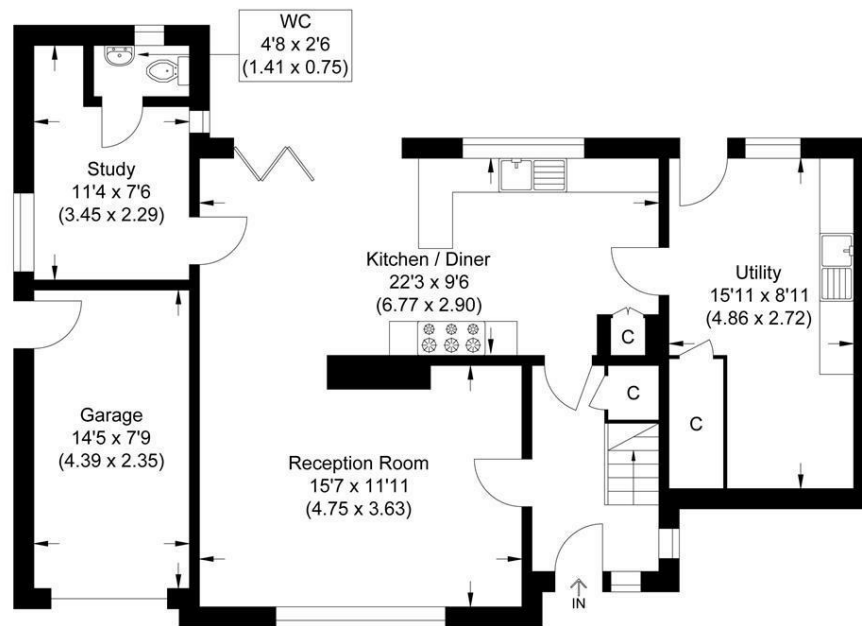
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

Guide Price £475,000

Tenure - Freehold

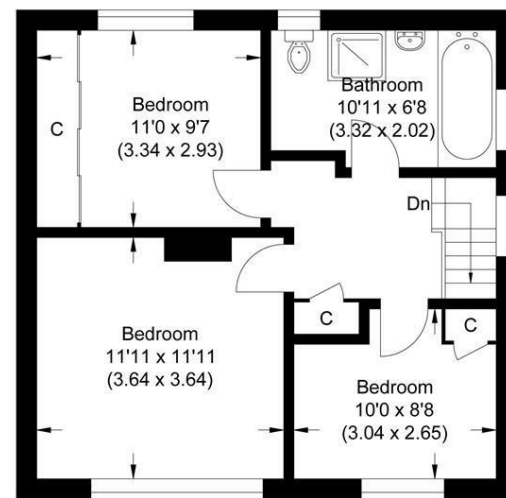
Council Tax Band - E

Local Authority - Uttlesford



Ground Floor

Approximate Gross Internal Area  
121.51 sq m / 1307.92 sq ft  
(Excludes Garage)  
Garage Area 10.32 sq m / 111.08 sq ft



First Floor

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

[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.