



Holst Lane, Thaxted, CM6 2FT

CHEFFINS

Holst Lane

Thaxted,
CM6 2FT

3 2 1

Guide Price £450,000

- Beautifully presented throughout
- Well-appointed kitchen/breakfast room
- Principle bedroom with en suite
- Landscaped garden with detached home office/studio
- Off-street parking
- Sought-after development

A detached, double-fronted property set in a sought-after development. The property has been enhanced from the original design to incorporate an excellent outdoor space with a detached home office/garden studio.





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**

A spacious hallway with entrance door with porch over, deep built-in storage cupboard and staircase rising to the first floor with understairs cupboard and obscure glazed window providing a good degree of natural light. A pair of doors leading to:

SITTING ROOM

A triple aspect room with three quarter height windows to the front and side aspects with fitted shutters and a pair of glazed doors with fitted shutters providing access to the terrace and garden.

KITCHEN/BREAKFAST ROOM

A well-proportioned room, fitted with a range of base and eye level units with quartz worktop, twin bowl sink unit, gas hob with oven below, integrated washing machine and dishwasher, water softener and space for American style fridge freezer. The room enjoys a good degree of natural light via a window to the front aspect and a pair of glazed doors providing access and views to the terrace and garden beyond.

CLOAKROOM

A spacious cloakroom with low level

WC, wash basin and obscure glazed window.

FIRST FLOOR**LANDING**

Doors to adjoining rooms and access to the loft space.

BEDROOM 1

Fitted bedroom furniture incorporating a pair of wardrobes, drawers and shelving. Window the front aspect and door to:

EN SUITE

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

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the front aspect.

BATHROOM

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

OUTSIDE

To the side of the property is a covered parking area with EV charging point. A pair of timber gates lead to the rear garden which has been landscaped to

incorporate a large natural stone paved terrace with pergola, providing an excellent outdoor entertaining space. Adjoining the terrace is a good sized lawn with well-stocked shrub borders and a timber shed. In addition, there is a useful detached garden studio.

GARDEN STUDIO

Offering a multitude of uses, including home office, gym or guest accommodation. The room is well-insulated, with heating, wood laminate flooring and enjoys a good degree of natural light via a pair of glazed doors with adjoining full height windows.

AGENT'S NOTE

There is an estate charge to cover grounds maintenance of approximately £360 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Uttlesford





Approximate Gross Internal Area
95.66 sq m / 1029.67 sq ft
Garden Office Area 10.54 sq m / 113.45 sq ft



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.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

