



Saffron Walden, CB10 1QR

CHEFFINS

Great Chesterford, Saffron
Walden,
CB10 1QP

- MINIMUM OF A 12 MONTH TENANCY
- FOUR BEDROOMS + HOME OFFICE
- OPEN PLAN LIVING SPACE
- WHITE GOODS
- GARDEN
- DRIVEWAY
- GARAGE
- WALKING DISTANCE TO STATION

Brand new detached four bedroom home offering spacious modern living with enclosed garden, garage and driveway offering parking for two cars. The property is located walking distance to Great Chesterfords mainline railway station. Offered on an unfurnished basis and available now.

5 2 2

£2,950 PCM





LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

Ground Floor

Entrance Hall

With doors leading through to adjoining rooms and stairs ascending to the first floor. Under stairs storage cupboard as well as cupboard housing the fuse board.

Cloakroom

With W/C and wash hand basin.

Lounge

A good sized reception room with large bay window and further window to side aspect.

Kitchen

The beautiful fitted kitchen boasts ample cupboard and surface space, with stainless steel sink with window over and breakfast bar. The kitchen includes integrated oven and hob as well as microwave, fridge freezer and dishwasher.

Utility Room

With storage cupboards and work surface with stainless steel sink as well as washer dryer.

Living/Dining Space

Large area opening out from the kitchen with window overlooking rear aspect as well as bifold doors.

First Floor

Landing

With doors leading through to adjoining rooms as well as large storage cupboard housing the water tank as well as shelving.

Bedroom One

Benefitting from fitted wardrobe and en suite shower room. Dual aspect windows overlooking the front side and aspect.

En Suite Shower Room

With three piece suite comprising shower cubicle, low level W/C and wash hand basin as well as large mirror. Obscured window overlooking the side aspect.

Bedroom Two

With window overlooking the front aspect.

Bedroom Three

With window overlooking the rear aspect.

Bedroom Four

With window overlooking the rear aspect.

Home Office

With window overlooking the front aspect.

Bathroom

Four piece suite comprising bath, shower cubicle, low level W/C and wash hand basin. Obscured window overlooking rear aspect.

Outside

Externally the property boasts enclosed garden with patio and lawn areas. There is driveway parking for two cars and garage with up and over door as well as power and EV Charge point.

Viewings

Strictly by appointment through the agent.

Material Information

Holding Deposit : £680.00

For more information on this property please refer to the Material Information brochure on our Website.





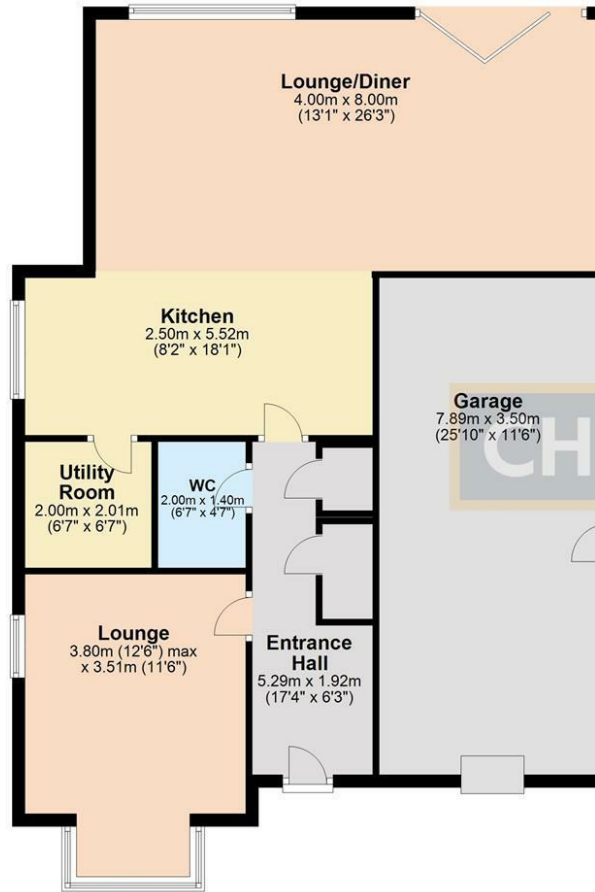


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£2,950 PCM
 Council Tax Band - New Build
 Local Authority - Uttlesford

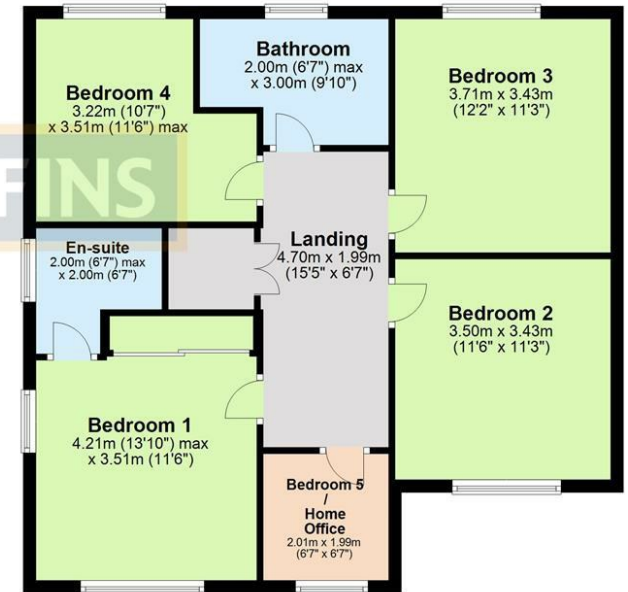
Ground Floor

Approx. 107.8 sq. metres (1160.7 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



Total area: approx. 183.6 sq. metres (1976.5 sq. feet)

Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



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.