



Rookery Close, Great Chesterford, CB10 1QA

CHEFFINS

Rookery Close

Great Chesterford,
CB10 1QA

A three bedroom property tucked away in a popular residential location. Outside there is a secluded rear garden, driveway and garage. Offered on an unfurnished basis and available early May.

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.



£1,350 PCM





GROUND FLOOR

ENTRANCE HALL

Entrance door, double glazed window to the side aspect and door to garage.

GARAGE

Up and over door, eaves storage and power and lighting connected.

DINING ROOM

Double glazed window to the front aspect. Open plan to:

SITTING ROOM

Double glazed sliding doors to the rear aspect, feature fireplace and staircase rising to the first floor. Glazed door to:

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, electric cooker, washing machine and space for fridge freezer. Double glazed door with adjoining double glazed window providing access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to the loft space.

BEDROOM 1

Double glazed window to the front aspect and built-in wardrobes.

BEDROOM 2

Double glazed windows to the rear aspect.

BEDROOM 3

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

BATHROOM

Suite comprising panelled P-shaped bath with electric shower over, pedestal wash basin, low level WC and obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a parking space and access to the garage. Adjoining the rear of the property is a paved terrace and the garden is predominantly laid to lawn with gated access to the rear.

VIEWINGS

Strictly by appointment with the Agents.

LETTING AGENT NOTES

Holding Deposit : £300.00

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

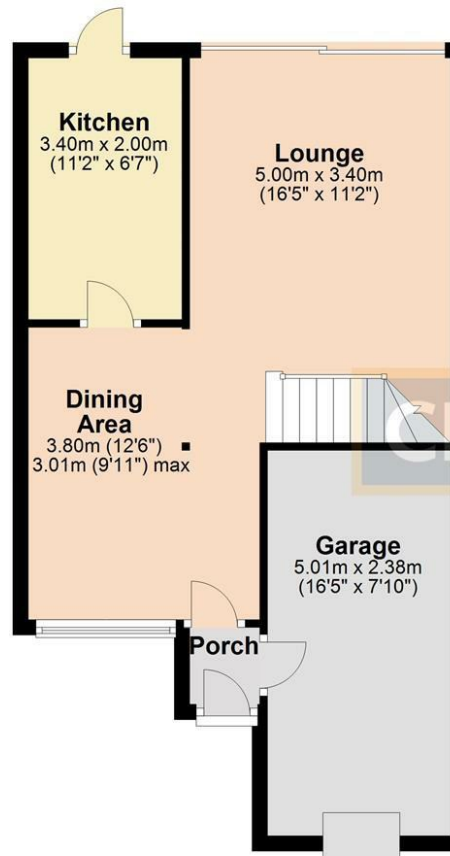


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,350 PCM
Council Tax Band - C
Local Authority - Uttlesford District
Council

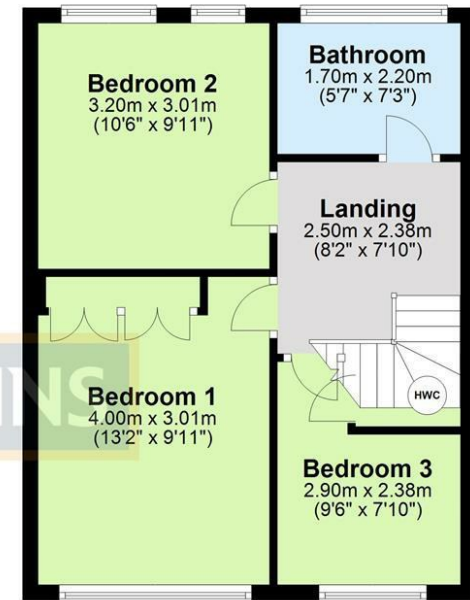
Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

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



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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.