



Stambourne Road, Toppesfield, CO9 4DG

CHEFFINS

Stambourne Road

Toppesfield,
CO9 4DG

A well presented and extended three bedroom property situated in the village of Toppersfield. The property benefits from many fine features including a wonderful Dining Area, Sitting Room with wood burner, good size rear garden and driveway providing off road parking. (EPC Rating C)

LOCATION

Toppesfield village is located just a short distance from Sible Hedingham, the village is well served offering a village shop and post office, the Green Man public house, St. Margaret's Church and St. Margaret's Church of England Primary School which filters into Hedingham School and Sixth Form. For the commuter there is a mainline station located at the larger town of Braintree. Stansted airport is also approximately 25 miles away and there is straight forward access links to both the A12 and A120.

3 1 2

Offers In Excess Of £350,000





Lounge 18' x 12' 4" (5.49m x 3.76m) Two windows, two radiators Fireplace with wood burner, door to

Kitchen 18' x 10' (5.49m x 3m) Fitted with a matching range of matching wall and base units, plumbing for washing machine and dishwasher. One and half bowl sink with mixer tap, door to dining room.

Dining Room 8'6" x 23'2" Dual aspect windows, french double doors leading to rear garden.

First Floor

Bedroom One 12' 3" x 10' 11" (3.73m x 3.33m) Two windows to front, radiator.

Bedroom Two 10' 2" x 10' 1" (8'6" to front of wardrobes) (3.10m x 3.07m max) Window, radiator. Fitted wardrobes.

Bedroom Three 9' 3" x 6' 7" (2.82m x 2.01m) Window, radiator.

Bathroom Fitted with a three piece suite comprising panelled bath with shower over, WC and wash basin.

Outside The property has a pleasant rear garden which is largely laid to lawn with a shingle area located to the rear of the garden providing an area for

seating and entertaining.

Driveway The property has the benefit of a driveway providing off road parking for two vehicles.

Agents Note - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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VIEWINGS

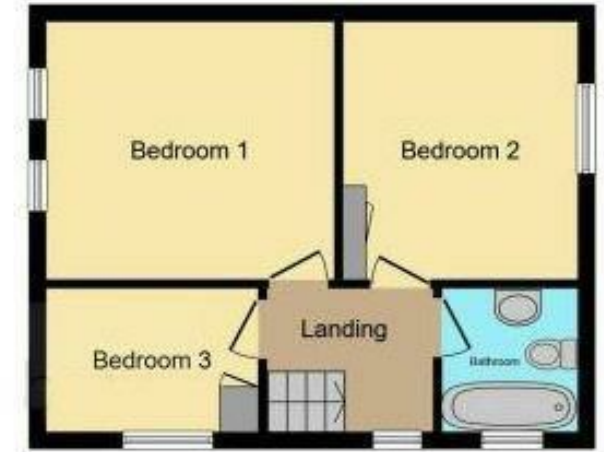
By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	65
(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	

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Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree



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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.