



Carmen Street, Great Chesterford, CB10 1NR

CHEFFINS

Carmen Street

Great Chesterford,
CB10 1NR

- Detached Grade II Listed cottage
- Sought-after village location
- Three double bedrooms
- Two reception rooms
- South-west facing garden with brick outbuilding
- No onward chain

A charming, detached Grade II Listed cottage in the heart of this sought after village. The property enjoys bright and well proportioned living accommodation throughout, together with generous garden and versatile brick-built outbuilding. No onward chain.

3 1 2

Guide Price £450,000





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

Entrance door, parquet flooring, window to the rear aspect overlooking the garden with storage cupboard under, staircase rising to the first floor. Door to:

LIVING ROOM

A dual aspect room with window to the rear aspect and sash window to the front aspect. Working fireplace with brick surround and stone hearth. Door to:

DINING ROOM

A dual aspect room with window to the rear and sash window to the front aspect, exposed timbers and door to:

KITCHEN

Fitted with a range of base and eye level units with worktop over, stainless steel sink and drainer with tiled splashbacks, four ring induction hob with extractor hood over and oven below, space for fridge, freezer and washing machine and built-in storage cupboard. Sash window to

the front aspect, further window to the rear aspect and door to the rear garden.

FIRST FLOOR

LANDING

Windows to rear aspect.

BEDROOM 1

Sash window to front aspect.

BEDROOM 2

Sash window to front aspect and built in airing cupboard housing gas fired combination boiler.

BEDROOM 3

A dual aspect room with sash windows to front and window to the rear aspect.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin and heated towel rail. Obscure glazed sash window to the front aspect. Access to the part-boarded loft space via a pull-down ladder.

OUTSIDE

The rear garden is south-west facing, predominantly laid to lawn with well-stocked flower and shrub borders and rockery. In addition, there is a brick-built outbuilding with power supply and ample space for a tumble dryer and additional fridge freezer. There is gated side access and the neighbouring property has a pedestrian right of access.

VIEWINGS

By appointment through the Agent.





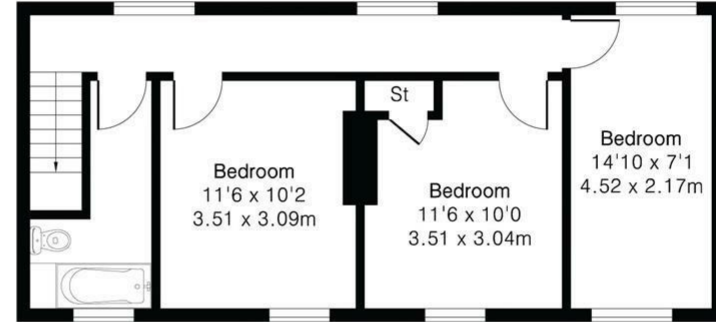


**Approximate Gross Internal Area 1020 sq ft - 94 sq m
(Excluding Outbuilding)**

Ground Floor Area 510 sq ft – 47 sq m

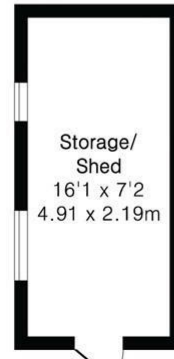
First Floor Area 510 sq ft – 47 sq m

Outbuilding Area 116 sq ft – 11 sq m

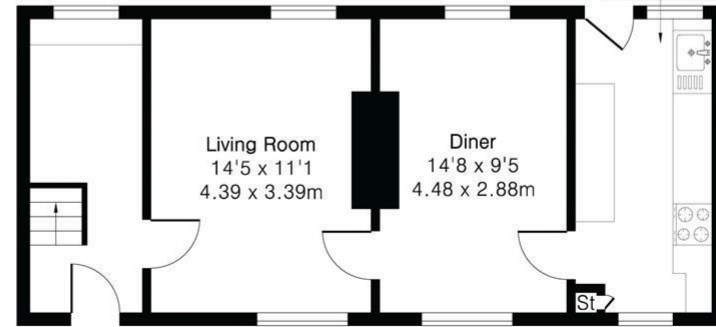


First Floor

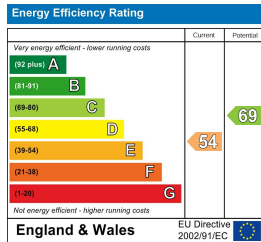
Kitchen
14'10 x 6'11
4.52 x 2.10m



Outbuilding



Ground Floor



Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

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.