



London Road, Great Chesterford, CB10 1NY

CHEFFINS

London Road

Great Chesterford,
CB10 1NY

5 3 2

Guide Price £800,000

- Double fronted home
- Strong commuter links
- Five bedrooms
- Driveway and double bay cart lodge
- Rear garden with outdoor kitchen
- Sought-after village location

A double fronted five bedroom home situated within close proximity to a mainline station. The property offers bright and beautifully presented accommodation, together with a private rear garden, driveway and double cart lodge.





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, stairs rising to first floor with understairs storage and doors to adjoining rooms.

SITTING ROOM

Bay window to the front aspect, feature fireplace and bespoke fitted cabinets.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktop over, central island, stainless steel sink, Neff appliances to include double oven, induction hob, full height fridge and freezer, window to the rear aspect and French doors leading directly into the garden.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop over, stainless steel sink, space and plumbing for washing machine, wine cooler, window to the rear aspect, fitted coat cupboard and door leading into:-

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and door to airing cupboard.

FAMILY ROOM

Bay window to the front aspect, bespoke fitted cabinets and a feature fireplace.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Bay window to the front aspect, fitted wardrobes and door into:-

EN SUITE SHOWER ROOM

Comprising a pair of ceramic wash basins with vanity unit beneath, low level WC, free-standing bath, shower enclosure with dual head attachment, heated towel.

BEDROOM 2

Bay window to the front aspect, fitted wardrobes and door to:-

EN SUITE BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower unit with dual head attachment, heated towel rail and window to the front aspect

BEDROOM 3

Window to the rear aspect and loft access.

BEDROOM 4

Window to the rear aspect.

BEDROOM 5

Window to the rear aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual head attachment, heated towel rail and window to the rear aspect.

OUTSIDE


Access is through a five-bar gate and gravelled driveway that offers off-street parking for several vehicles and access to the EV charging point. A detached two-bay cart lodge features power, lighting, and eaves storage. Gated side access leads to the rear garden, which boasts a paved terrace ideal for al fresco entertaining. The garden is predominantly laid to lawn with flowerbed borders. There is also an outdoor kitchen equipped with a polished concrete worktop, space for a fridge and a pizza oven.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



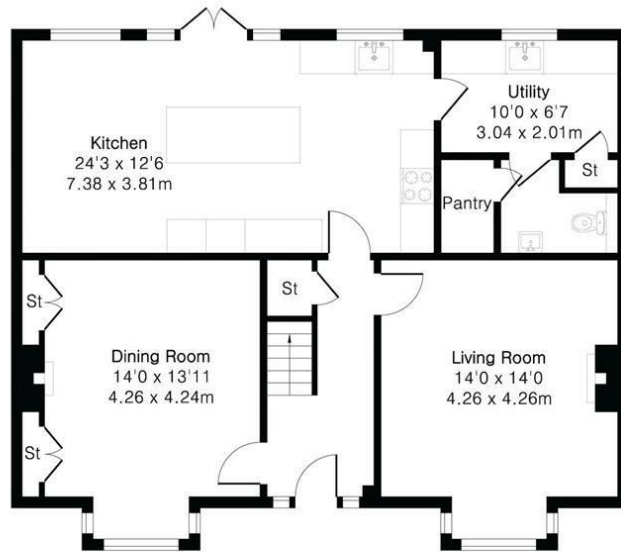
Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



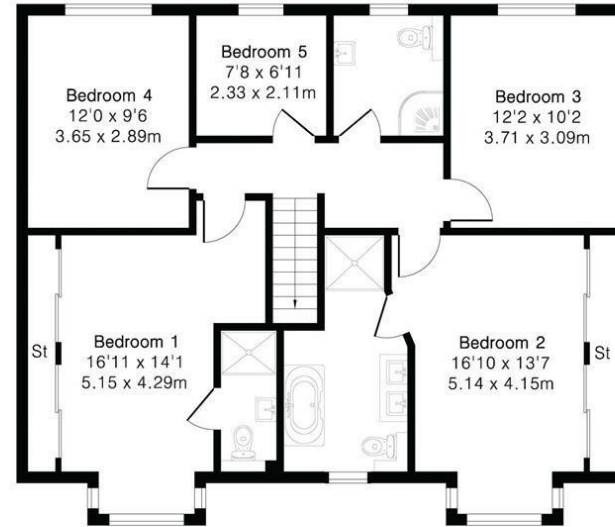
Approximate Gross Internal Area 1934 sq ft - 180 sq m

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 967 sq ft – 90 sq m



Ground Floor



First Floor

[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.

