



30 Highfields, Debden  
CB11 3LN



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 30 Highfields

Debden | Essex | CB11 3LN

Guide Price £375,000

- An attractive three-bedroom semi-detached home
- Open plan kitchen/dining area
- Three good size bedrooms
- Off road parking
- Detached garage
- Good size rear garden
- Ideally located in a quiet residential cul-de-sac
- Offered with no upward chain

## The Property

A well-proportioned three-bedroom semi-detached home, situated in the heart of this sought-after village. Benefitting from off road parking, detached garage and rear garden. Offered with no upward chain.

## The Setting

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, post office, recreational ground and popular public house. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles, Audley End Station is 5 miles (with access to cross country) and the M11 access is either via Bishop's Stortford (Junction 8) or Stump Cross (Junction 9).

## The Accommodation

The ground floor is accessed via a welcoming entrance hall that leads into a bright and airy sitting room, featuring a large front-facing window that fills the space with natural light. To the rear, the kitchen/dining room spans the width of the property, offering a range of eye and base level units, ample space for appliances, and a dedicated dining area with a glazed door providing direct access to the rear garden. Practicality is enhanced by a useful under-stairs storage cupboard and an additional pantry-style space.

Upstairs, the landing leads to three versatile bedrooms and the family bathroom. Bedroom one is a comfortable double overlooking the front, while bedroom two offers similar proportions with a peaceful outlook over the rear garden. The third bedroom is an ideal space for a home office or nursery. Serving the bedrooms is a well-maintained bathroom fitted with a classic suite, including a panelled bath with shower over, wash hand basin, and WC.





### Outside

The property enjoys a private, low-maintenance rear garden which is predominantly laid to lawn with a paved patio area perfect for outdoor entertaining. A side driveway provides off-road parking and leads to a detached garage equipped with an up-and-over door and light and power connected. The front of the property is complemented by a neat lawned area and a covered porch entrance.

### Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Semi-detached

**Property Construction** – Brick built with tiled roof

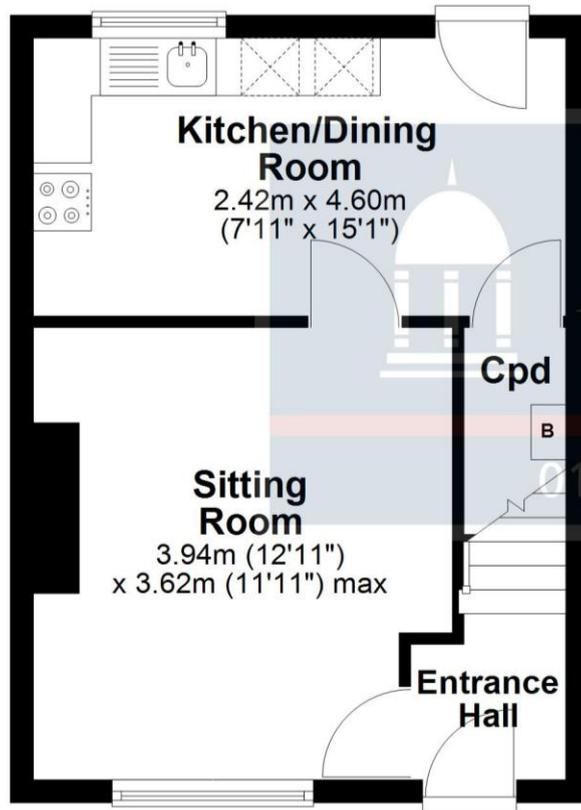
**Local Authority** – Uttlesford District Council

**Council Tax** - C



## Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



## First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



## Outbuilding

Approx. 17.2 sq. metres (185.4 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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