



Stanley Road, Great Chesterford, CB10 1QB

**CHEFFINS**

## Stanley Road

Great Chesterford,  
CB10 1QB

- Chain free
- Detached
- Five bedrooms
- Three storey accommodation
- Tucked away location
- Walking distance to station
- Driveway parking and double garage
- Private rear garden

A beautifully appointed and imposing double fronted detached home positioned in a quiet, tucked away position within the village. Comprising of bright and well proportioned living accommodation over three storeys, the property enjoys landscaped gardens, together with a double garage and ample driveway parking. Offered chain free.

5 3 3

**Guide Price £785,000**





## 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 with inset panels and stairs rising to the first floor with understairs storage, tiled flooring and doors to adjoining rooms.

### LIVING ROOM

Double glazed bay window to the front aspect along with double glazed patio doors leading directly into the garden, feature fireplace with gas fire and quartz hearth.

### OFFICE

Dual aspect with double glazed bay window to the front and double glazed window to the side.

### CLOAKROOM

Comprising ceramic wash basin with mixer tap and vanity space above, low level WC with hidden cistern and tiled floor.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over, space for free-standing fridge freezer, sink with mixer tap, integrated Bosch oven with four ring induction hob, dishwasher, tiled flooring, double glazed windows to both the rear and side aspects and additional patio doors leading directly into the garden. Door to:-

### UTILITY ROOM

Fitted with a range of base and eye level units, stainless steel sink with mixer tap, space for washing machine/tumble dryer,

tiled floor and door leading directly into the garden.

## FIRST FLOOR

### LANDING

Built-in storage cupboard and doors to adjoining rooms.

### BEDROOM 1

Dual aspect with double glazed windows to the front and side, built-in double wardrobes with sliding doors. Door to:-

### SHOWER ROOM/EN SUITE

Comprising walk-in shower enclosure, part-tiled walls, ceramic wash basin with mixer tap, panel bath, low level WC with hidden cistern, heated towel rail, tiled floor, obscure double glazed window to the rear aspect.

### BEDROOM 2

Double glazed window to the front aspect. Door to:-

### SHOWER ROOM/EN SUITE

Comprising walk-in shower enclosure, ceramic wash basin with mixer tap, low level WC with hidden cistern, heated towel rail, part-tiled walls and tiled floor, obscure double glazed window to the rear aspect,

### BEDROOM 3

Double glazed window to the front aspect.

## SECOND FLOOR

### LANDING

Double glazed skylight and doors to adjoining rooms.

### BEDROOM 4

Dual aspect with double glazed skylights to the rear and double glazed window to the front.

### BATHROOM

Comprising ceramic wash basin with stainless steel with mixer tap, panel bath with shower above, low level WC with hidden cistern, heated towel rail, part-tiled walls and tiled floor, double glazed skylight to the front aspect.

### BEDROOM 5

Double glazed window to the front aspect.

## OUTSIDE

A paved pathway leads you to the front door, flanked by a lawn featuring mature shrubs and flowers. To the right, a block-paved driveway and double garage provide parking for several cars, including an EV charging point. Gated side access leads to a private rear garden, partly paved and predominantly lawned and bordered by raised railway sleepers containing mature shrubs, trees and hedges. A timber fence encloses the area with a door leading into the garage.

## DETACHED DOUBLE GARAGE

Fitted with a pair of up and over doors and power supply connected.

## AGENTS NOTES

Annual service charge of £252.56 payable to maintain public areas.

## VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £785,000

Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford

### Approximate Gross Internal Area 1938 sq ft - 180 sq m

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 624 sq ft – 58 sq m

Second Floor Area 505 sq ft – 47 sq m

Garage Area 478 sq ft – 44 sq m



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.