



GROUND FLOOR
APPROX. FLOOR
AREA 751 SQ.FT.
(69.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 250 SQ.FT.
(23.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)
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DEBDEN GREEN, SAFFRON WALDEN

£1,600 PER MONTH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Available Now
- Barn Conversion
- Parking
- Lounge
- Family Bathroom & Shower Room
- Two Bedrooms
- Tree Lined Driveway
- Enclosed Rear Garden
- Kitchen/Dining Room
- No Pets / No CCJ's

****AVAILABLE NOW**** The Byre is a beautifully converted two bedroom barn conversion situated on a farm complex in the quiet hamlet of Debden Green. The ground floor accommodation comprises:- lounge, kitchen/dining room, bedroom two and shower room. On the first floor is a master bedroom with en-suite. Externally the property benefits from allocated parking and an enclosed rear garden. No Pets/No CCJ's.

Lounge

25' 4" x 15' 4" (7.72m x 4.67m) Double glazed windows to multiple aspects, under floor heating, luxury vinyl wood flooring, T.V point, telephone point, power points with USB, inset spotlights, loft access, door to utility area, stairs rising to the first floor landing, French doors to.

Kitchen/Dining Room

16' 2" x 15' 8" (4.93m x 4.78m) Double glazed window to side aspect, base and

eye level units with working surface over, integrated fridge/freezer, inset oven, four ring hob with extractor over, integrated dishwasher, 1 1/2 bowl sink with drainer unit, under floor heating, luxury vinyl wood flooring, inset spotlights, T.V point, telephone point, power points with USB, French door to the Sandstone patio.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m) Double glazed window to front aspect, under floor heating, luxury vinyl wood flooring, T.V point, telephone point, power points with USB, inset spotlights.

Shower Room

Double glazed window to rear aspect, oversized shower cubicle with glass screen, wash hand basin with pedestal, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, luxury vinyl wood flooring.

Landing

Doors to.

Bedroom One

13' 1" x 10' (3.99m x 3.05m) Two Velux windows to rear aspect, inset spotlights, T.V point, telephone point, power points with USB, built in storage area, doors to.

En-Suite

Velux window to rear aspect, corner bath with mixer taps, wash hand basin with pedestal, W.C, inset spotlights, extractor fan, luxury vinyl wood flooring.

Driveway Parking

The property benefits from shingle allocated parking.

Garden

To the rear of the property is a Sandstone patio area leading to what will be remainder lawn. The gardens are enclosed by timber fencing with rear access via a timber gate and additional side access via a timber gate.

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