



Mill End, Thaxted, CM6 2LT

CHEFFINS

Mill End

Thaxted,
CM6 2LT

- Three bedrooms
- En suite to principle
- Central town location
- Close to amenities
- Generous rear garden
- Scope to enlarge STP

A charming three-bedroom Grade II Listed cottage set in one of the town's most iconic streets. Offering bright and well proportioned living accommodation throughout, the property enjoys generous rear garden and a wealth of character features. Offered chain free.

3 2 2

Guide Price £395,000





LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

LIVING ROOM

Entrance door, exposed timbers, open fireplace with tiled hearth and two sash windows to the front aspect with secondary internal glazing. Door and stairs leading to the first floor with understairs storage area.

DINING ROOM

A pair of built-in storage cupboards and an additional storage cupboard with shelving housing the boiler. French doors leading directly into the garden.

KITCHEN

Fitted with a range of base and eye level units with work top over and tiled splashbacks, stainless steel sink and space for dishwasher, washing machine and free-standing fridge freezer, integrated microwave, conventional oven with grill above, four ring gas hob with extractor above, tiled flooring and window to the rear aspect.

FIRST FLOOR

LANDING

Feature window overlooking the dining room and built-in shelving and doors to adjoining rooms.

BEDROOM 1

Sash windows to the front aspect with built-in secondary internal glazing and a pair of built-in storage cupboards.

SHOWER ROOM

Comprising ceramic wash basin with vanity space beneath, low level WC, walk-in shower enclosure, part-tiled wall, heated towel rail and tiled floor.

BEDROOM 2

Sash window with built-in secondary internal glazing to the rear aspect overlooking the rear garden, built-in storage cupboard, feature Victorian fireplace.

BEDROOM 3

Sash window with built-in secondary internal glazing to the front aspect, built-in double wardrobes, range of exposed timbers and timber floorboards.

OUTSIDE

To the rear of the property is a generously sized east-facing garden, predominantly laid to lawn with a partially paved patio. The borders on both sides feature mature shrubs, flowering plants and trees. An outside privy houses a low-level WC, and there is an additional timber storage shed, together with a gate providing access to the rear.

VIEWINGS

By appointment through the Agents.





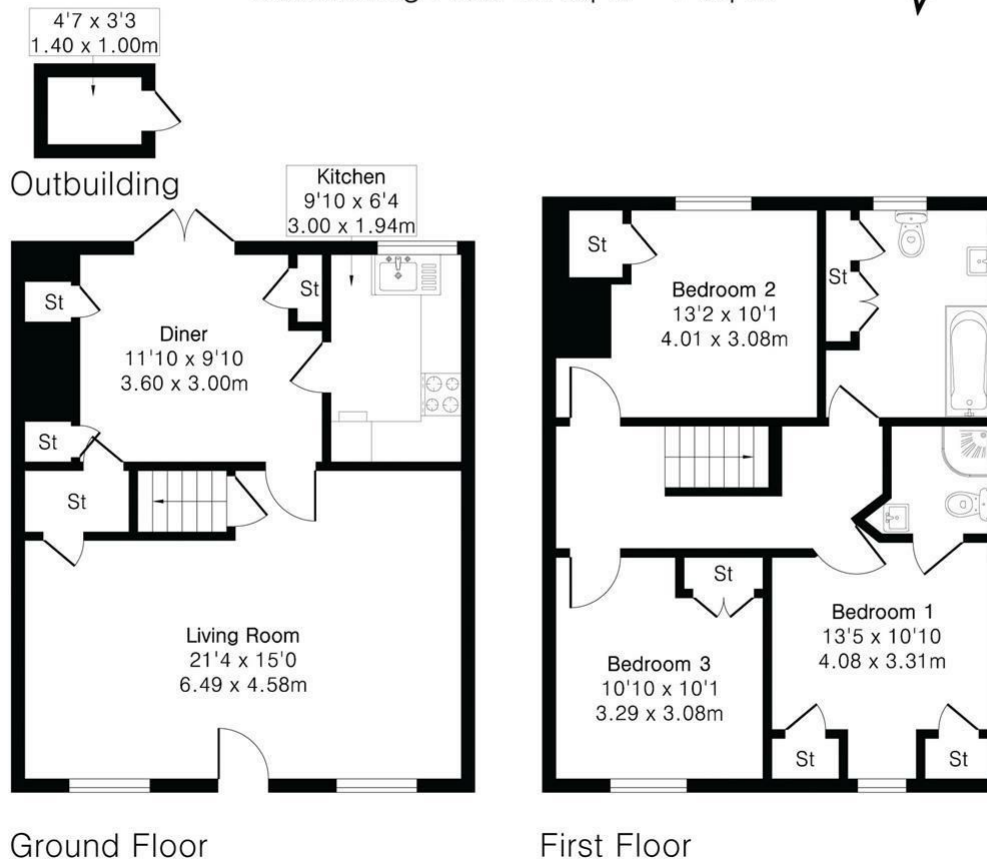


**Approximate Gross Internal Area 1134 sq ft - 106 sq m
(Excluding Outbuilding)**

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 590 sq ft – 55 sq m

Outbuilding Area 15 sq ft – 1 sq m



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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.

