

**oakheart**



£325,000

Offers In Excess Of  
Lees Close, Thaxted, Dunmow

Nestled in the charming historical market town of Thaxted, this delightful lower maisonette on Lees Close offers a perfect blend of comfort and convenience. Spanning an impressive 774 square feet, the property features a welcoming reception room, two well-proportioned bedrooms, a modern bathroom & a sleek en suite, making it an ideal home for individuals or small families.

Thaxted is renowned for its rich history and vibrant community spirit. Residents can enjoy a variety of local shops, a weekly market, and

essential amenities including a convenience store and filling station. The town boasts an excellent primary school and an eclectic mix of clubs, societies as well as inviting pubs and restaurants. Notably, Thaxted is famous for its annual festivals celebrating music and morris dancing, providing a lively atmosphere throughout the year.

For those who appreciate architectural beauty, the town is home to a magnificent parish church and an ancient guildhall, alongside many other fascinating buildings that reflect its storied past. The property also

benefits from parking for two vehicles, a valuable asset in this picturesque area.

Commuters will find this location particularly advantageous, with Stansted Airport and the M11 (J8) just a short drive away. Mainline train stations at Elsenham and Audley End are also within easy reach, offering excellent transport links to London and beyond.

This maisonette presents a wonderful opportunity to embrace the charm of Thaxted while enjoying modern living in a well-connected location. Don't miss the chance to make this delightful property your new home.







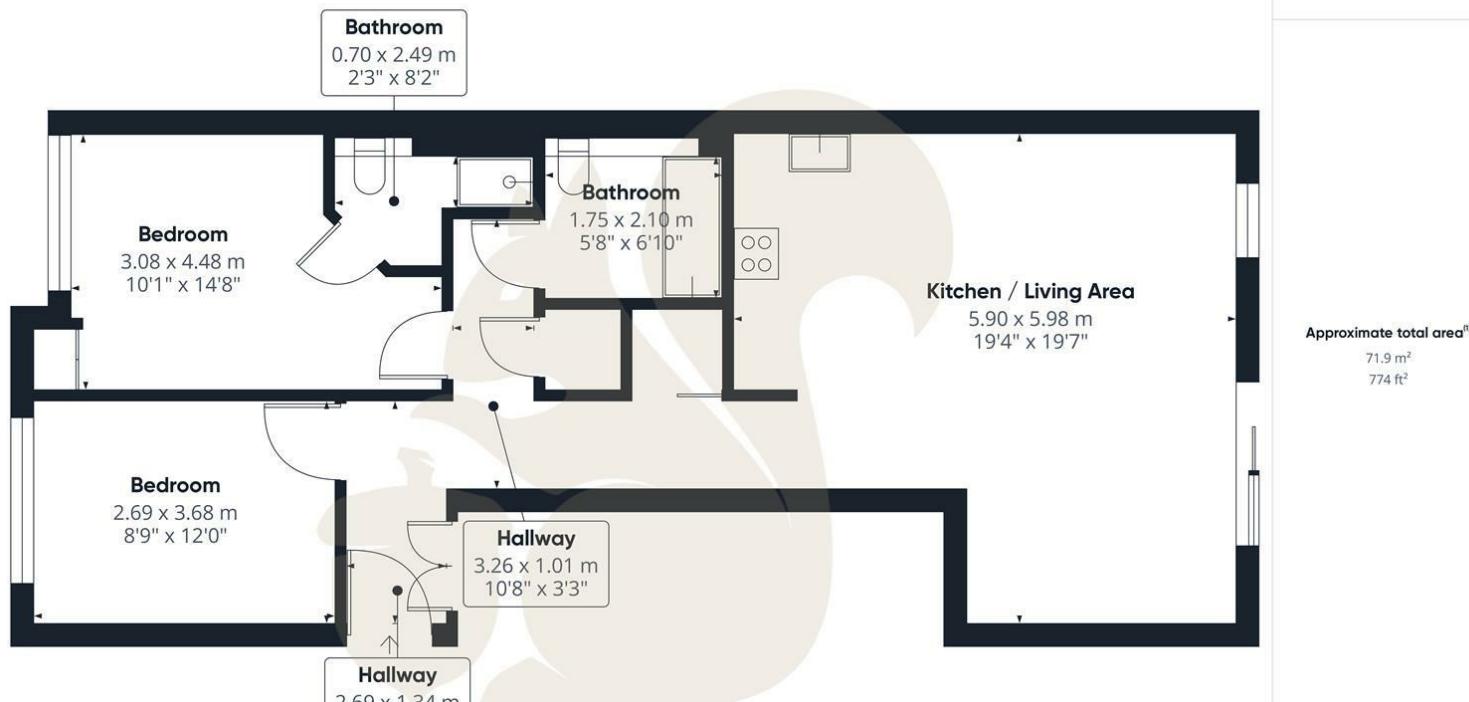


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Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
C



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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