



High Street, Little Chesterford, CB10 1TS

CHEFFINS

High Street

Little Chesterford,
CB10 1TS

- Detached home in an elevated position
- Scope for modernisation
- Well-proportioned accommodation of approx. 1,900 sqft
- South facing rear garden
- Double garage & off-street parking
- Sought-after village location
- Offered chain free

A four-bedroom detached home occupying an elevated position on the High Street with pleasant views over the adjoining countryside. The property features spacious, well-lit accommodation with potential for modernisation. Offered with no upward chain.

4 2 3

Guide Price £725,000





LOCATION

The highly regarded and much sought after village of Little Chesterford is conveniently situated just 1 mile from access on to the M11 motorway at Stumps Cross (jt 9). The market town of Saffron Walden with its extensive range of shopping, schooling and recreational facilities is situated about 3 miles south and the University City of Cambridge is about 12 miles north. For the commuter there are main line stations in the neighbouring village of Great Chesterford and Audley End providing us with a commuter service to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL

Entrance door, stairs rising to the first floor with understairs storage beneath, doors to adjoining rooms, partially glazed window and door leading out onto the rear patio.

KITCHEN

Fitted with base and eye level unit units, stainless steel sink, electric double oven with hob and overhead extractor, spaces and plumbing for a dishwasher and low level fridge, window to the front aspect and doorway into:-

WINDOW?

UTILITY ROOM

Window to the side aspect together with a partially glazed door accessing the outdoor space, space and plumbing for washing machine and tumble dryer, oil fired boiler.

DINING ROOM

Window to the rear aspect.

CLOAKROOM

Comprising pedestal wash basin, low level WC, obscure glazed window to the rear aspect.

STUDY/SNUG

Window to the front aspect.

SITTING ROOM

Feature fireplace, window to the rear aspect together with sliding patio doors leading into the garden.

LANDING

Window to the front aspect, doors to adjoining rooms and airing cupboard.

BEDROOM 1

Dual aspect with windows to the side and rear aspects together with fitted wardrobe.

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the side aspect.

BEDROOM 2

Window to the rear aspect and fitted wardrobe.

BATHROOM

Comprising pedestal wash basin, panel bath with overhead shower attachment, low level WC, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 3

Window to the front aspect and fitted wardrobe.

BEDROOM 4

Window to the front aspect and fitted wardrobe.

OUTSIDE

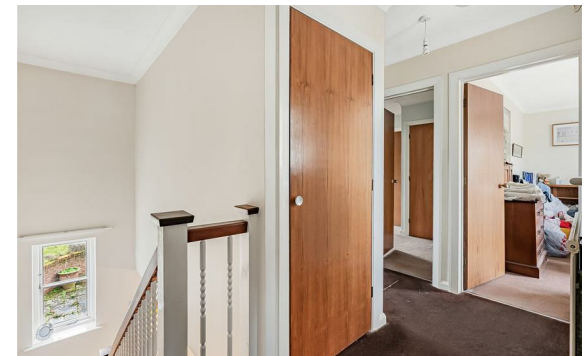
At the front of the property, a paved terrace and driveway offer off-street parking for several vehicles, alongside a detached double garage. Gated access leads to a rear garden featuring a sunken patio, perfect for al fresco entertaining. The garden is predominantly laid to lawn, with flower beds and stunning countryside views.

DETACHED DOUBLE GARAGE

Fitted with two separate up and over doors, power and lighting connected.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £725,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford

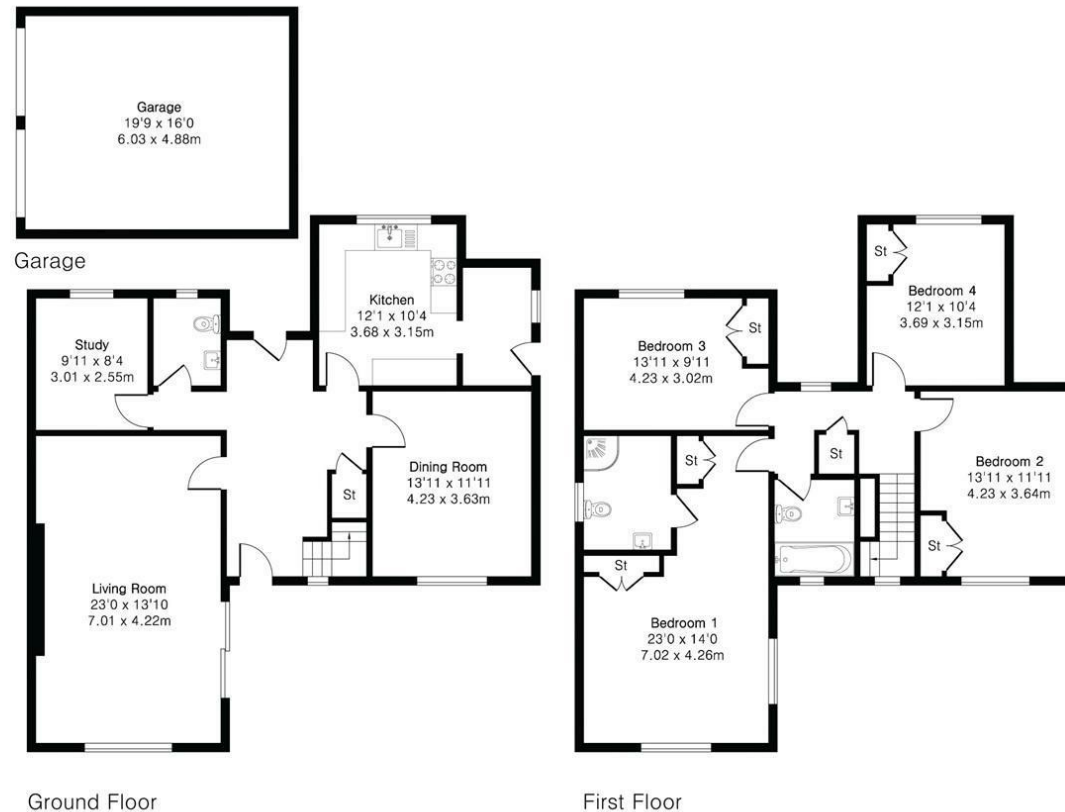


**Approximate Gross Internal Area 1906 sq ft - 177 sq m
(Excluding Garage)**

Ground Floor Area 993 sq ft – 92 sq m

First Floor Area 913 sq ft – 85 sq m

Garage Area 317 sq ft – 29 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.

