



Deynes Road, Saffron Walden, CB11 3LG

**CHEFFINS**



## Deynes Road

Debden, Saffron Walden,  
CB11 3LG

This delightful old granary conversion has character features throughout with a large double bedroom, living room, kitchen and en-suite bathroom. There is parking for one car and small garden area. Available now on a furnished basis. EPC Rating D and Council Tax band B. Cat friendly.

### LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 3 miles away. Newport mainline station is 2 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

1 1 1

£1,100 PCM







## GROUND FLOOR

### KITCHEN/BREAKFAST ROOM

With storage and surface space as well as electric cooker and under counter fridge freezer. Steps up to dining area and window to rear aspect.

### LIVING ROOM

Windows to the front and rear aspects. Understairs storage cupboard and stairs ascending to first floor.

## FIRST FLOOR

### BEDROOM

Vaulted ceiling with exposed beams, windows to front and rear aspects and walk-in wardrobe. Access to:

### EN SUITE

White four piece suite with separate bath and shower cubicle, low level W/C and washbasin. Obscured window overlooking the side aspect.

### OUTSIDE

Parking for one car to the front of the property and small garden area to the rear.

## VIEWINGS

Strictly by appointment through the Agent.

## LETTING AGENT NOTES

Holding deposit : £253.00  
 Deposit - £1,269  
 EPC Rating D  
 Council Tax - B  
 Square Footage - 733.1  
 Property Type - Detached barn conversion  
 Property Construction - Timber frame and tiled roof  
 Parking - Parking for 1 car  
 Rights of Way, Easements, Covenants - N/A  
 Electric Supply - Mains  
 Gas Supply - N/A  
 Water Supply - Mains  
 Sewerage - Drainage to a public sewer  
 Heating - Oil boiler and radiators.  
 Broadband Connected - Yes  
 Broadband Type - FTTC  
 Mobile Signal/Coverage - Fair



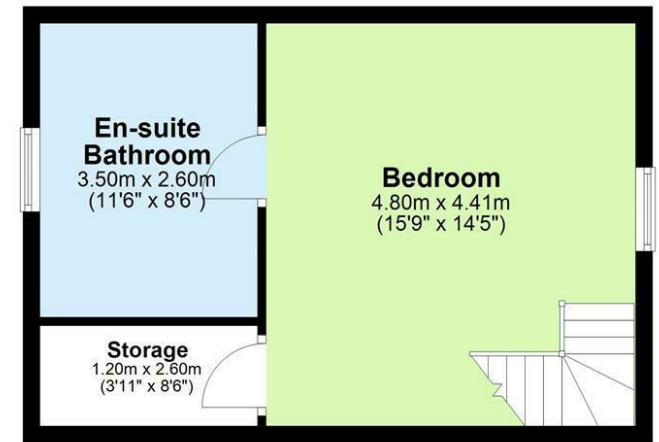
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,100 PCM  
Council Tax Band – B  
Local Authority – Uttlesford

**Ground Floor**  
Approx. 34.1 sq. metres (366.5 sq. feet)



**First Floor**  
Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 68.1 sq. metres (733.1 sq. feet)

Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

