



Sampford Road, Thaxted, CM6 2FE

**CHEFFINS**



# Sampford Road

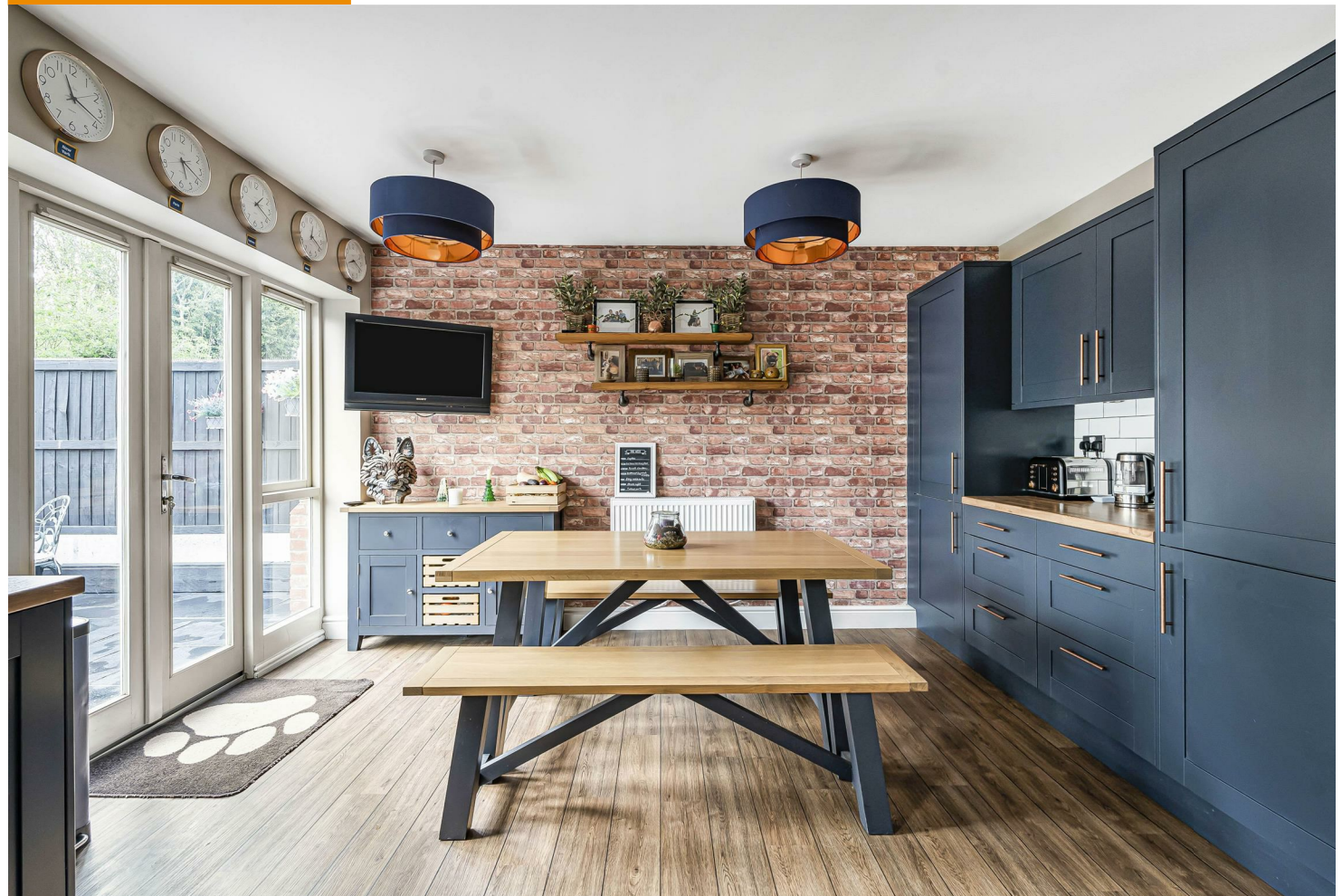
Thaxted,  
CM6 2FE

- Minimum of 12 months tenancy
- Four/five bedrooms & four bathrooms
- Self contained annexe
- Recently enhanced throughout

A stylish and beautifully appointed four/five bedroom detached home positioned in a popular, tucked away location. Having been recently enhanced throughout, the property benefits from versatile living accommodation together with landscaped westerly garden, garden office/studio and ample block paved driveway parking. There is an additional first floor self contained annexe above the double garage accessed via an external staircase. Offered on an unfurnished basis and available late July.

5 4 2

**£2,500 PCM**







## 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

### ENTRANCE HALL

Entrance door and obscure double glazed windows to the front aspect, built-in storage cupboard with shelving, staircase rising to the first floor and doors to adjoining rooms.

### SHOWER ROOM

Comprising ceramic wash basin with tiled splashback and vanity cupboard above, walk-in shower enclosure and low level WC, part-panelled wall, obscure double glazed window to the front aspect.

### DINING ROOM/SNUG

Double glazed window to the front aspect.

### LIVING ROOM

Double glazed window and double glazed French doors providing views and access to the rear garden, log burner on a granite hearth.

### KITCHEN/BREAKFAST ROOM

Recently refitted with a range of base and eye level units with worktop space over and tiled splashbacks, five ring gas hob with extractor hood over, integrated Neff oven and grill, sink unit, integrated dishwasher and fridge freezer and an additional large storage cupboard. Double glazed window and double glazed French doors providing views and access to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in linen cupboard with shelving.

### BEDROOM 1

A pair of double glazed windows to the front aspect, built-in double wardrobes and door to:

## EN SUITE

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard above, low level WC and heated towel rail, part-tiled walls and obscure double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the front aspect and built-in wardrobes with sliding doors.

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

### BEDROOM 4

Double glazed window to the rear aspect overlooking the garden.

## FAMILY BATHROOM

Recently refitted suite comprising free-standing bath, low level WC, ceramic wash basin with vanity cupboards below and tiled splashback and walk-in shower enclosure, heated towel rail, part-panelled wall and tiled flooring and obscure double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a block paved driveway for at least 4 vehicles and access to the detached double garage/annexe. There is gated side access to the west facing rear garden which has been recently landscaped with patio areas and lawn bordered by flower and shrub sleeper beds. There is a timber storage shed, dog kennel, wood store and a recently built garden office/studio. There is additional gated access to the rear which leads directly to the adjoining park.

## GARDEN OFFICE/STUDIO

Decked porch area leading to the entrance door, windows to two aspects providing a good degree of natural light, power connected.

## DETACHED DOUBLE GARAGE

Accessed via a pair of electric up and over doors and a separate side door, double glazed windows to the front aspect, tiled flooring, power connected. Utility area with space for fridge freezer, two washing machines and tumble dryer and stainless steel sink unit.

## ANNEXE/BEDROOM 5

External timber staircase rising to the double glazed entrance door. The annexe contains a recently refitted kitchenette comprising a range of base and eye level units with sink and space for fridge/freezer. Defined dining, lounge and bedroom area, windows to the rear and side aspects. A door leads to the shower room comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard above, low level WC and obscure double glazed window to the side aspect.

## LETTING AGENT NOTES

Holding Deposit - £576.00

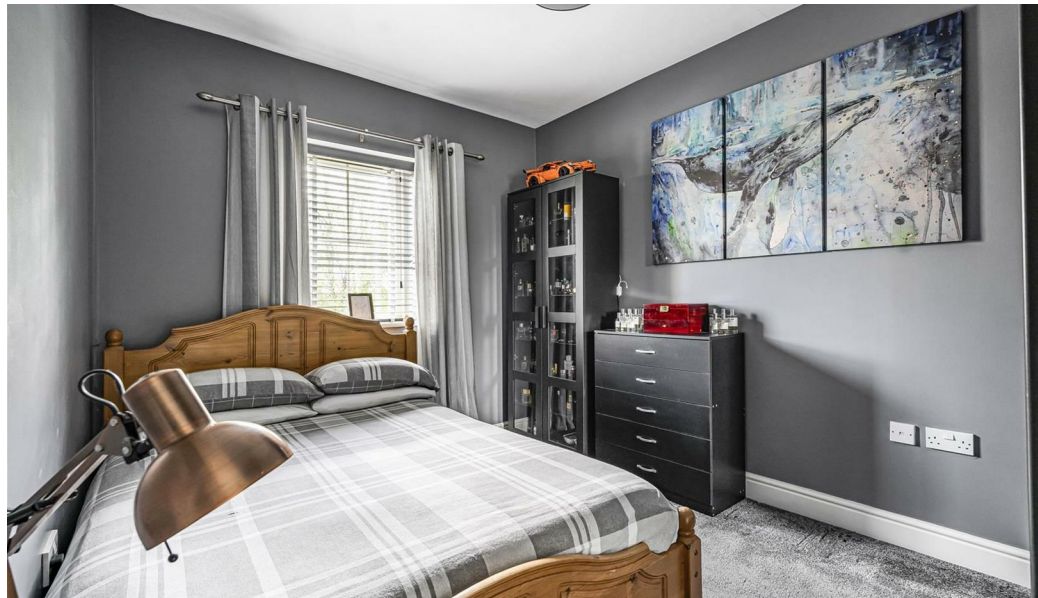
For more information on this property please refer to the Material Information brochure on our Website.

## VIEWINGS

By appointment through the Agents.





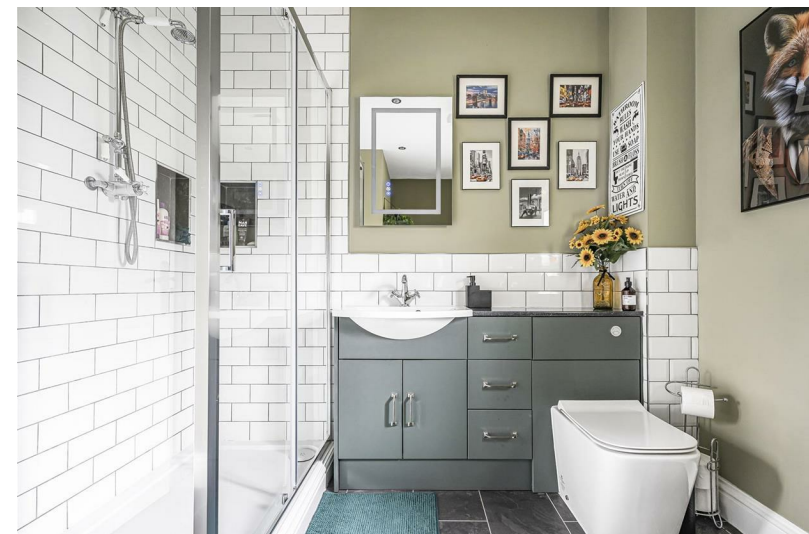






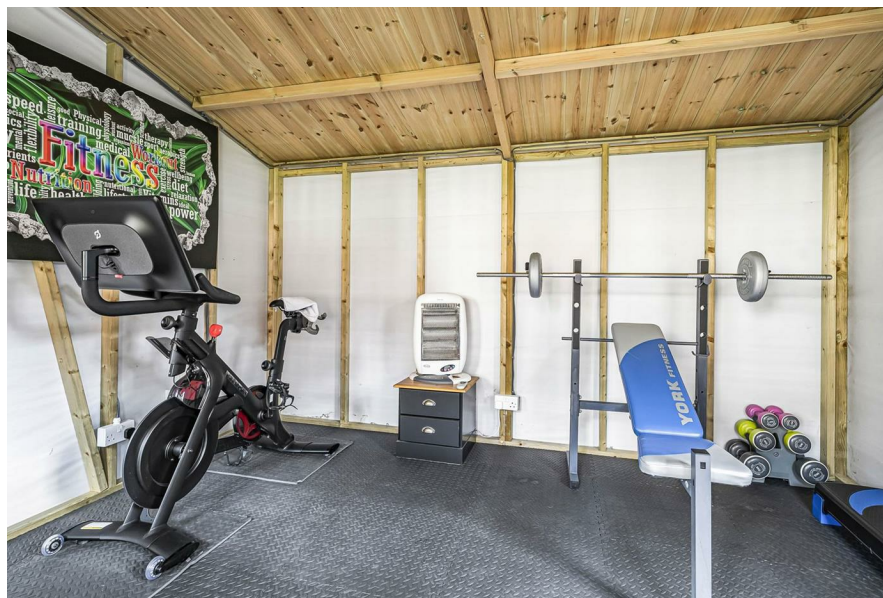


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	88
EU Directive 2002/91/EC		



£2,500 PCM  
Council Tax Band - F  
Local Authority - Uttlesford







**Approximate Gross Internal Area 1,918 sq ft – 178 sq m  
(excluding Garage Ground Floor & Outbuilding)**

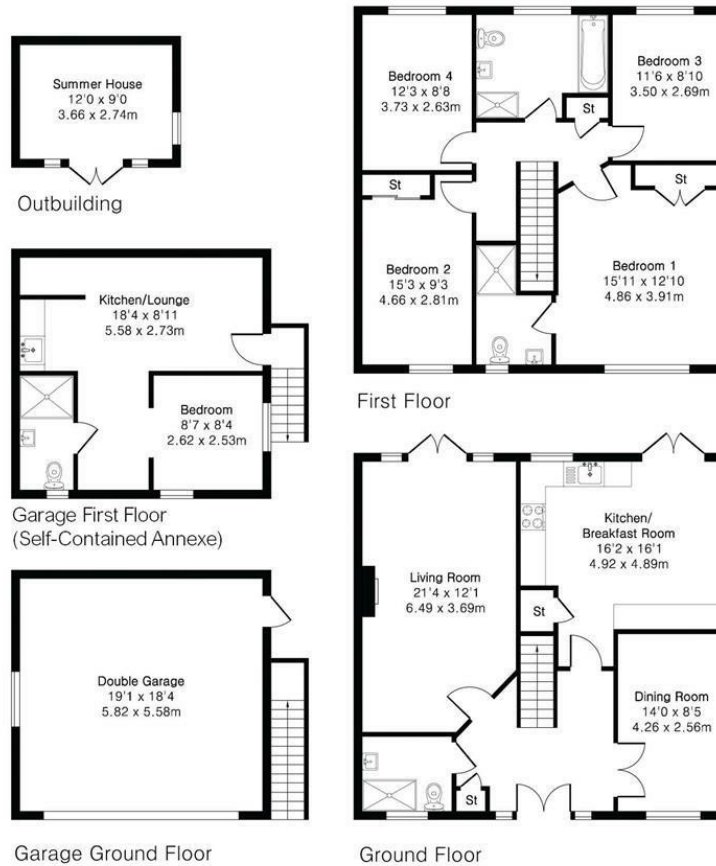
Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 784 sq ft – 73 sq m

Garage Ground Floor Area 350 sq ft – 32 sq m

Garage First Floor/Annexe Area 350 sq ft – 32 sq m

Outbuilding Area 108 sq ft – 10 sq m





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**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

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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.

