



School Row, CB11 4ND

**CHEFFINS**

## School Row

Elmdon,  
CB11 4ND

**\*\* FULLY BOOKED FOR VIEWINGS\*\*** Please contact the office to be added to the cancellation list. A charming one bedroom cottage in the popular village of Elmdon. Accommodation comprises lounge leading through to dining area, fitted kitchen, double bedroom, dressing area and bathroom. The property is offered on an unfurnished basis and available now.

### LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.



**£850 PCM**





## GROUND FLOOR

### LOUNGE

With feature fireplace, window overlooking the front aspect and opening through to :

### DINING ROOM

With window overlooking the rear aspect.

### KITCHEN

With a range of low and eye level cabinets with workspace over, electric cooker, washing machine and space for an undercounter fridge freezer. Wooden door providing access out to the rear garden.

## FIRST FLOOR

### LANDING

With doors leading through to adjoining rooms.

### BEDROOM

With window overlooking the front aspect and door leading through to:

### DRESSING ROOM

With velux window and sloped ceiling.

## BATHROOM

White three piece suite comprising bath with shower over, hand basin and W/C. Window overlooking the rear aspect.

## OUTSIDE

To the rear of the property is an enclosed patio garden housing the oil tank and shed.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding Deposit : £196.00

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



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-plus) <b>A</b>                          |           | <b>73</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>42</b> | <b>42</b> |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

£850 PCM

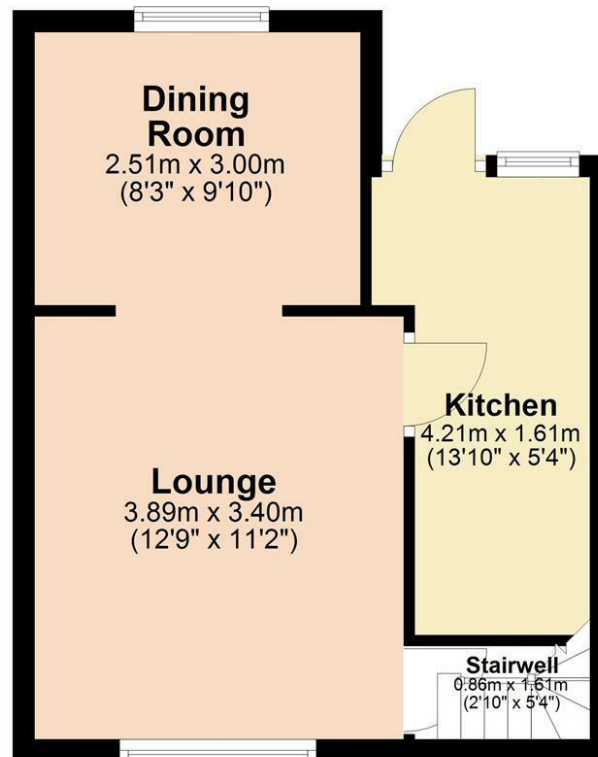
Council Tax Band – A

Local Authority – Uttlesford District

Council

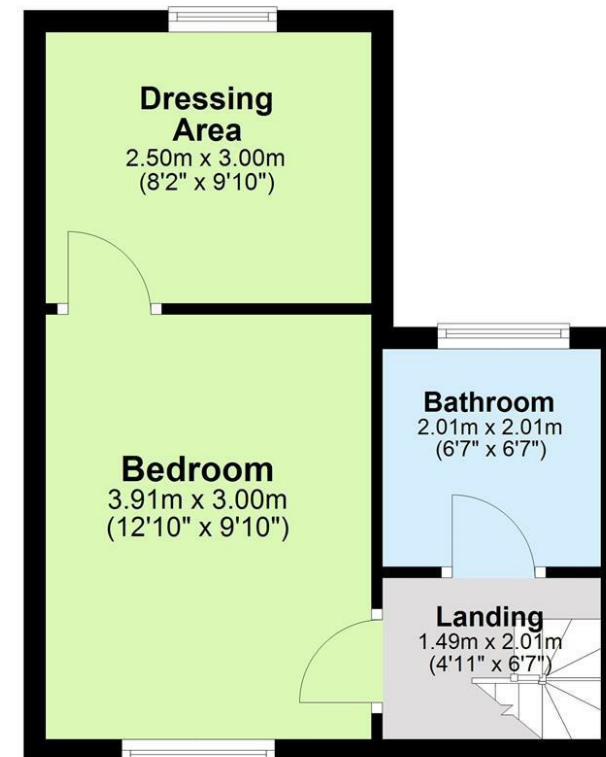
## Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 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](http://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.



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