



Deynes Road, Saffron Walden, CB11 3LG

CHEFFINS

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Debden, Saffron Walden,
CB11 3LG

WE ARE NOW FULLY BOOKED FOR VIEWINGS AT THIS PROPERTY PLEASE CONTACT THE OFFICE IF YOU WISH TO GO ON THE CANCELLATION LIST An absolutely charming Grade II Listed cottage offering versatile accommodation set over three floors. Positioned in a tucked away location in this picturesque and sought after location. Available now on an unfurnished basis.

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 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

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£1,050 PCM





GROUND FLOOR

WROUGHT IRON STEPS

Leading up to glazed timber entrance door to:

SITTING ROOM

An impressive and well proportioned room with a high ceiling height of approximately 7' 9", dual aspect with double glazed windows to the front and side, a wealth of exposed timbers, fireplace with exposed brick surround and inset Aga stove, oak door with step leading to bedroom 2, staircase with exposed brickwork leading to the master bedroom and further staircase with recessed display shelving, leading to the kitchen/dining room.

KITCHEN/DINING ROOM

Fitted with a range of base units with solid wood block work surface over, incorporating ceramic sink unit, slimline dishwasher and induction hob with oven below, tiled flooring and splashbacks, exposed timbers and double glazed windows to the front and side aspect. In addition is a deep built in understairs cupboard and fridge freezer.

FIRST FLOOR

LANDING

Accessed via the staircase from the sitting room, with exposed brickwork and timbers, built in airing cupboard housing the hot water cylinder, door to:

MASTER BEDROOM

Double glazed window to the side aspect, built in double wardrobe, door to:

EN SUITE

Comprising panelled bath with independent shower over, low level WC, contemporary vanity wash hand basin with cupboard below, chrome heated towel rail, tiled splashbacks, recessed shelving area and obscure double glazed window.

BEDROOM 2/STUDY

Accessed via the sitting room, a useful room offering a variety of uses dependent upon needs. Double glazed window to the side aspect, built in cupboard with space and plumbing for washing machine with tumble dryer above. Door to:

CLOAKROOM

Comprising low level WC with hidden cistern, wash hand basin, tiled splashbacks and flooring and obscured double glazed window.

OUTSIDE

Shirley Cottage is set in a tucked away position within this sought-after and picturesque village. To the front of the cottage is a paved terrace with wrought iron railings which is ideal for al fresco entertaining. On street parking is available nearby.

VIEWINGS

Strictly by appointment with the Agents

LETTING AGENT NOTES

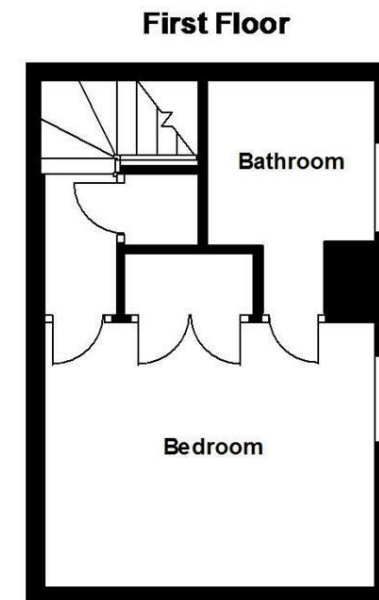
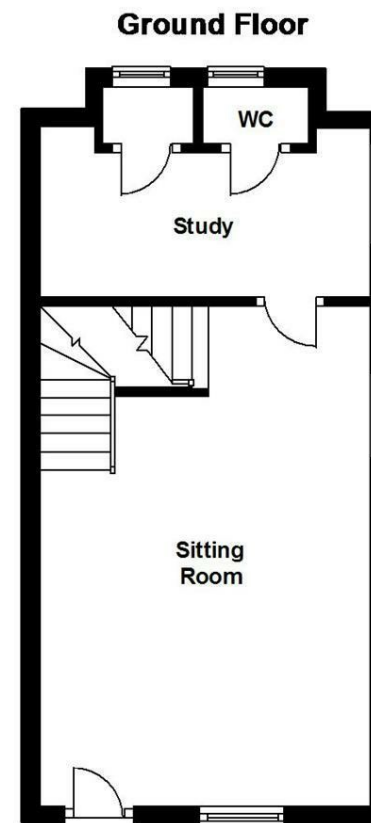
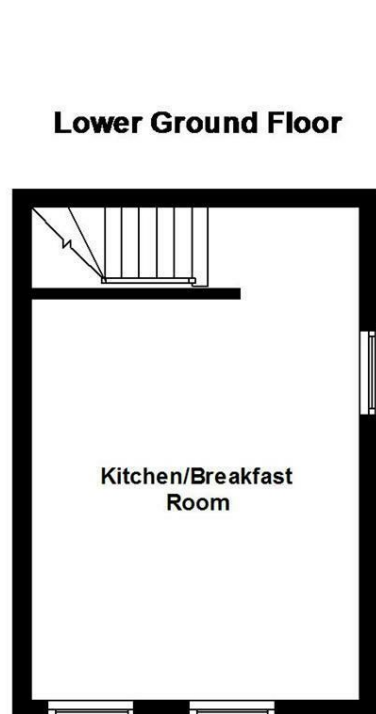
Holding Deposit : £242.00

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) 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	EU Directive 2002/91/EC	

£1,050 PCM
Council Tax Band - C
Local Authority - Uttlesford District
Council



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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.