



Church Hill, Hempstead, CB10 2PA

**CHEFFINS**



## Church Hill

Hempstead,  
CB10 2PA

A spacious three bedroom semi detached house which has been recently updated and modernised situated in the pretty village of Hempstead with good sized garden and parking. Available now on an unfurnished basis.

### LOCATION

The well-regarded village of Hempstead has a popular village Inn and a Church. Steeple Bumpstead benefits from facilities including post office/off licence/general stores, public house, primary school and doctors surgery. The market town of Saffron Walden is approximately 10 miles away, offering an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 12.5 miles and the M11 access point (junction 9 – south only) is about 14.5 miles.



**£1,395 Per Calendar Month**





## GROUND FLOOR

### ENTRANCE HALL

With doors leading through to adjoining rooms and stairs ascending to the first floor.

### LOUNGE

A great sized room with large window overlooking the front aspect.

### KITCHEN / DINER

A modern fitted kitchen boasting ample cupboard and surface space as well as integrated oven and hob. Space and plumbing for dishwasher and window overlooking the rear aspect.

### CUPBOARD

Housing the oil boiler as well as providing additional storage.

### CLOAKROOM

With low level W/C and hand basin. Window overlooks the rear aspect.

### UTILITY ROOM

With worktop space as well as space and plumbing for washing machine. Window overlooks the rear aspect.

## FIRST FLOOR

### LANDING

With doors leading through to various rooms and window overlooking the side aspect.

### BEDROOM ONE

A terrific sized master bedroom with window overlooking the rear aspect.

### BEDROOM TWO

Large double bedroom with built in storage cupboard which also houses the water tank. With views over the front aspect.

## BEDROOM THREE

With window overlooking the side aspect.

## BATHROOM

A contemporary three piece suite comprising bath with shower over, hand basin and W/C. With obscured window overlooking the rear aspect.

## OUTSIDE

Externally the property boasts large garden to the rear with patio and lawn area as well as storage sheds. There is parking for two cars to the front.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding Deposit - £321.00  
 Deposit - £1609.00  
 EPC - D  
 Council Tax - C  
 Square Footage - 1035.6  
 Property Type - Semi detached property  
 Property Construction - Brick build with render  
 Parking - Driveway parking for 2 cars  
 Rights of Way, Easements, Covenants - The loft is excluded from the tenancy / The property is located in a conservation area /  
 Electric Supply - Mains  
 Gas Supply - N/A  
 Water Supply - Mains  
 Sewerage - Mains  
 Heating - Oil boiler and radiators  
 Broadband Connected - Yes  
 Broadband Type - FTTP  
 Mobile Signal/Coverage - Fair

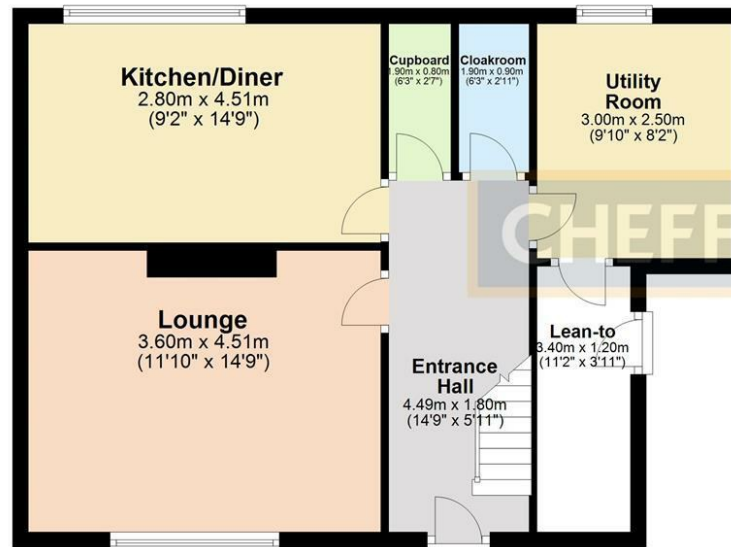


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,395 Per Calendar Month  
Council Tax Band - C  
Local Authority - Uttlesford

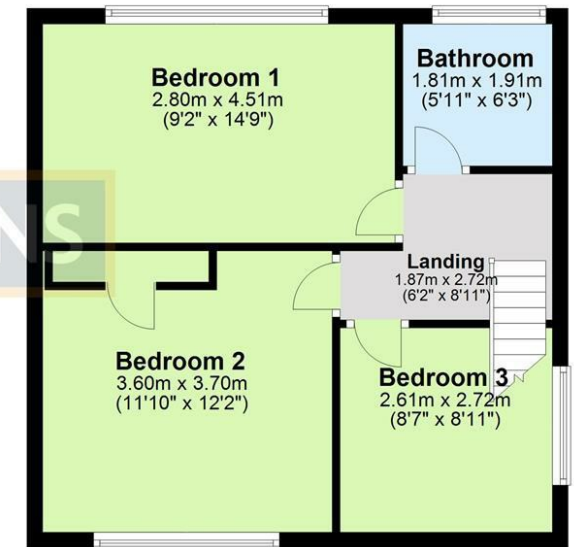
## Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.



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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.