



Elmdon, CB11 4NJ

CHEFFINS

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CB11 4NJ

3 1 1

£1,750 PCM

- Minimum of a 12 month tenancy
- Character Cottage
- Three bedrooms
- Landscaped Garden
- Driveway Parking
- Council Tax Band E
- Available late September

A beautifully presented three bedroom character property located in the popular village of Elmdon offering accommodation over three floors with landscaped garden to the rear and off road parking. Available late September on an unfurnished basis.





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. Chrishall is located under 2 miles away and benefits from its own Church, Inn, Pre school and Primary School



GROUND FLOOR

ENTRANCE HALL

With doors leading through to living area.

LIVING AREA

Large open plan living space with open fire and window overlooking the front aspect. This room opens through to the dining area. With parquet flooring throughout and exposed beams.

DINING AREA

With doors leading through to kitchen and garden and stairs ascending to first floor.

KITCHEN

A rustic bespoke kitchen located to the rear of the property with window overlooking the garden. With integrated oven and hob with solid wood work surfaces. There is more useful storage by way of a pantry which houses the washing machine and fridge freezer.

FIRST FLOOR

LANDING

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

BEDROOM ONE

A large double with views over the front aspect and exposed beams.

BEDROOM TWO

A good sized single with views over the rear aspect and exposed beams.

BATHROOM

A contemporary three piece suite with shower over bath as well as storage cupboard and window overlooking the rear aspect.

SECOND FLOOR

HOME OFFICE

A useful space which could lend itself to a home office or additional bedroom. With views overlooking the rear aspect and opening through to bedroom three.

BEDROOM THREE

With built in storage cupboards and exposed beams.

OUTSIDE

Externally the property boasts beautifully landscaped rear garden as well as stoned pathway in front leading to driveway parking.

VIEWINGS

Strictly by appointment through the agent,

LETTING AGENT NOTES

Holding deposit : £403.00

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	

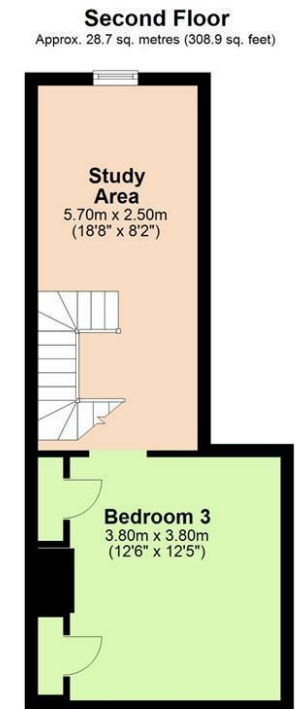
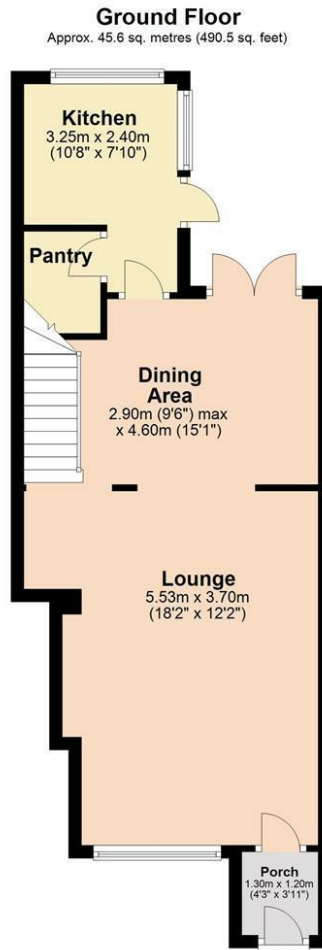
£1,750 PCM
Council Tax Band - E
Local Authority - Uttlesford

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.



Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

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

