



Cutlers Green, Dunmow, CM6 2QD

**CHEFFINS**



## Cutlers Green

Thaxted, Dunmow,  
CM6 2QD

3 2 2

**£1,950 PCM**

- Available on a 6 month tenancy
- Large driveway and garage
- Stunning kitchen with bi-folding doors
- Three double bedrooms
- Family bathroom and en suite to master
- Available Mid March
- EPC rating: B

\*We are now fully booked for viewings, if you wish to go on the cancellation list please contact the office. A stunning home situated in an enchanting rural location with countryside views. The property offers well-proportioned living accommodation and exceptional craftsmanship throughout. In addition, there is a large driveway for several vehicles and a detached garage. Offered on an unfurnished basis and available mid March.





## LOCATION

Cutlers Green is a small hamlet about 1 mile to the West of Thaxted, a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a variety of shops and a weekly market. The area 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

Double glazed entrance door, staircase rising to the first floor and glazed door to:

### INNER HALLWAY

Doors to adjoining rooms and understair storage cupboard.

### DINING/FAMILY ROOM

Double glazed window to the front aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with composite worktop space over, electric double oven and plate warmer, four ring induction hob with extractor hood over, dishwasher and stainless steel sink. Double glazed window to the side aspect and bi-folding doors to the rear aspect. Doors to adjoining rooms.

### UTILITY ROOM

Fitted with base units, stainless steel sink, space and plumbing for washing machine and tumble dryer. Double glazed door to the rear aspect. There is also a water softener located in this room.

### CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, cupboard housing the hot water cylinder and obscure double glazed window to the side aspect.

## SITTING ROOM

Double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### MASTER BEDROOM

Double glazed window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity cupboard beneath, low level WC and panelled bath with heated towel rail.

### BATHROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, panelled bath with shower over and Velux window providing a good degree of natural light.

### BEDROOM 2

Double glazed windows to the front and side aspects. Built-in recess storage.

### BEDROOM 3

Double glazed window to the front aspect. Built-in recess storage.

## OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles and access

to the detached garage. Adjoining the rear of the property is an Indian sandstone paved terrace for al fresco entertaining and the garden is predominantly laid to lawn with countryside views to the rear.

## DETACHED GARAGE

Electric roller-shutter door, power and lighting connected and eaves storage space

## VIEWINGS

Strictly by appointment with the Agents.

## LETTING AGENT NOTES

Holding Deposit : £450.00

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

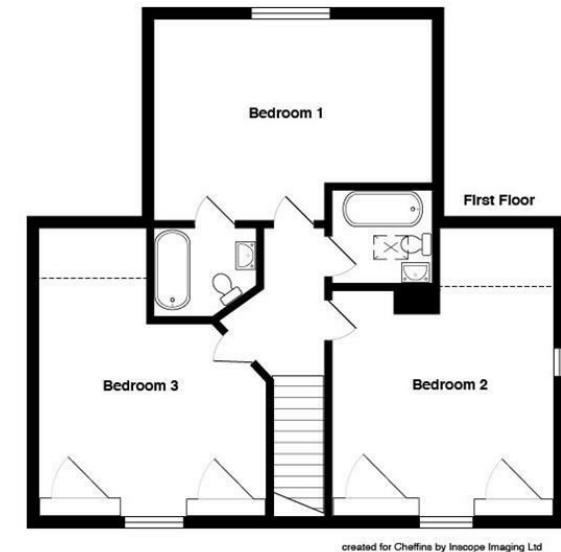
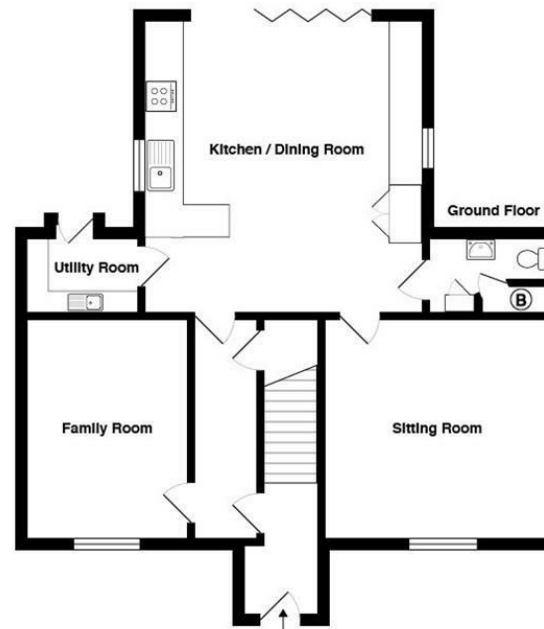
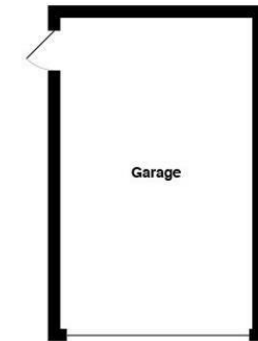






## Westview, Cutler's Green, Thaxted

Total Area: 159.4 m<sup>2</sup> ... 1716 ft<sup>2</sup> (excluding garage)



created for Cheffins by Inscope Imaging Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		81
(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	

£1,950 PCM

Council Tax Band - F

Local Authority - Uttlesford

### 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)



# CHEFFINS

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.