



Hillcrest Cottage, Saffron Walden, CB11 3LU



## Hillcrest Cottage

Debden Green, Saffron Walden,  
CB11 3LU

A beautifully presented semi detached cottage comprising three bedrooms, kitchen/breakfast room and living room offering views over open countryside. Available mid-August. EPC Rating: D & Council tax band C.

### LOCATION

Debden Green is surrounded by open countryside and is close to the much sought after and highly regarded village of Debden which offers an excellent primary school, village shop and post office, pub, restaurant, recreational ground with tennis courts and a fine church. The historic town of Thaxted is just 2.5 miles away offering an array of shops and eateries. The main market town of Saffron Walden is located 6 miles away providing excellent shopping, schooling and recreational facilities. Mainline railway stations can be accessed via Elsenham and Newport (both approximately 5 miles) and Audley End (approximately 7 miles) providing a frequent service to London's Liverpool Street, via Tottenham Hale and northbound to Cambridge and Ely. The M11 is accessed at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

3 1 2

£1,250 PCM





## GROUND FLOOR

### HALLWAY

Leading into:

### LIVING ROOM

Boasting feature fireplace with mantle over, double glazed window to the front aspect. Opening into:

### KITCHEN/BREAKFAST ROOM

Fitted with eye and base level units with worktop over, electric cooker, stainless steel sink and drainer, space and plumbing for dishwasher and washing machine with further space for fridge freezer.

### BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, shavers point, radiator and double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

With doors leading to adjoining rooms.

### BEDROOM 1

Carpeted throughout with original feature fireplace, there is also a large double glazed window to the front aspect and a built in wardrobe.

### BEDROOM 2

Carpeted throughout, double glazed window to the rear aspect offering views over open countryside.

### BEDROOM 3

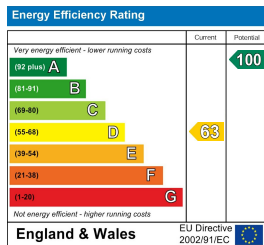
Carpeted throughout, double glazed window to the rear aspect with views over open countryside.

### OUTSIDE

To the outside of the property there is private garden which is mainly laid to lawn with small patio area and good sized shed for storage. A gate to the rear of the garden provides access to open countryside and to the front of the property there is driveway parking for at least two vehicles.

### VIEWINGS

By appointment through the Agent's.



£1,250 PCM  
 Council Tax Band - C  
 Local Authority - Uttlesford



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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.