



Stanley Road, CB10 1QB

CHEFFINS

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Great Chesterford,
CB10 1QB

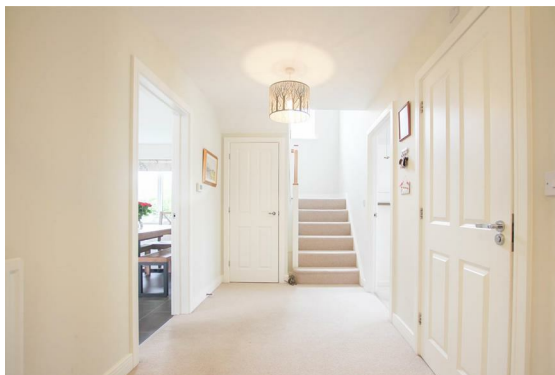
- MINIMUM OF A 12 MONTH TENANCY
- DETACHED
- FOUR BEDROOMS
- DOUBLE GARAGE & DRIVE
- GARDEN
- WHITE GOODS
- WALKING DISTANCE TO STATION
- AVAILABLE LATE NOVEMBER

**** FULLY BOOKED FOR VIEWINGS****Please contact the office to be added to the cancellation list. An impressive four bedroom detached modern home positioned in an enviable location and boasting spanning living space, contemporary kitchen and en suite to master bedroom. With double garage, driveway parking and enclosed garden.

4 2 1

£2,100 PCM





LOCATION

The highly regarded village of Great Chesterford provides a range of amenities including an excellent primary school, recreation ground with pavilion, local store/post office, hotel, public houses and railway station. It also has a thriving community centre, and is served by buses to Cambridge and Saffron Walden. The market town of Saffron Walden with its shopping, schooling and recreational facilities is about 4 miles south and the nearest M11 access point is within 1 mile at Stump Cross (junction 9 south only).

GROUND FLOOR

ENTRANCE HALL

Large welcoming entrance hall with doors leading through to adjoining rooms, stairs ascending to first floor and under stairs storage cupboard.

KITCHEN / DINER

Truly the heart of this fantastic home! With ample storage and surface space as well as integrated fridge freezer, washing machine, cooker and hob. There is a large breakfast bar as well as ample room for a dining table and chairs. Triple aspect windows and French doors opening out to the garden.

LOUNGE

With dual aspect windows, built in shelving and storage as well as French doors opening out to the garden.

STUDY

With window over the front aspect and storage cupboard.

CLOAKROOM

With W/C, wash hand basin and heated towel rail.

FIRST FLOOR

LANDING

With doors leading through to adjoining rooms as well as large window overlooking the side aspect.

MASTER BEDROOM

With dual aspect windows and fitted wardrobes as well as access to :

EN SUITE SHOWER ROOM

Three piece suite with shower cubicle, W/C and wash hand basin. Obscured window overlooking the rear aspect.

BEDROOM TWO

With dual aspect windows overlooking the rear and side aspect.

BEDROOM THREE

With window overlooking the front aspect and fitted wardrobe.

BEDROOM FOUR

With window overlooking the side aspect.

BATHROOM

White three piece suite comprising bath with shower over, W/C and wash hand basin. Obscured window overlooking the front aspect.

OUTSIDE SPACE

With enclosed rear garden

comprising lawned area and patio, double garage and driveway parking for two cars.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit : £484.00

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







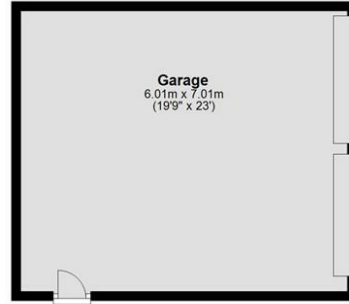
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£2,100 PCM

Council Tax Band - G

Local Authority - Uttlesford

Ground Floor
Approx. 119.5 sq. metres (1286.2 sq. feet)



First Floor
Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 191.8 sq. metres (2064.3 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.