



Highfields, Saffron Walden, CB11 3LN

**CHEFFINS**



## Highfields

Debden, Saffron Walden,  
CB11 3LN

\*We are now FULLY BOOKED for viewings at this property, please contact the office if you wish to go on a cancellation list\* A well presented two bedroom semi detached home which has recently undergone refurbishment and boasts driveway parking, garage and enclosed rear garden. Offered on an unfurnished basis and available now. EPC rating E & Council Tax Band: C.

### LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).



**£1,200 PCM**





## Ground Floor

### Entrance Hall

With cupboard and doors leading through to the kitchen and living area.

### Kitchen

Fitted with a range of units providing ample storage with worktop over as well as built in cooker and hob. Window overlooks the front aspect. space for under counter fridge and freezer.

### Lounge/Diner

A large open space with open fire, cupboard window overlooking the rear aspect. Stairs ascending to first floor.

### Utility Room

A handy space with fitted units, work surface over and sink. Space and plumbing for washing machine. Doors providing access to the garden and into the integral garage. Window overlooks the rear aspect.

## First Floor

### Landing

With doors leading through to adjoining rooms.

### Bedroom One

With fitted wardrobe and views over the rear aspect.

### Bedroom Two

## Bathroom

With views over the front aspect.

## Outside

The property boasts a pretty rear garden as well as driveway parking to the front for one car.

## Viewings

By appointment through the Agent.

## Letting Agents Notes

Holding Deposit - £242

Deposit - £1211

EPC - E

Council Tax - C

Square Footage - 909

Property Type - Semi detached house

Property Construction - Brick with tiled roof

Parking - Driveway and Garage

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - Gas Bottles - LPG

Water Supply - Mains

Sewerage - Mains

Heating - Gas boiler with radiators

Broadband Connected - Yes

Broadband Type - Fibre to cabinet

Mobile Signal/Coverage - Fair

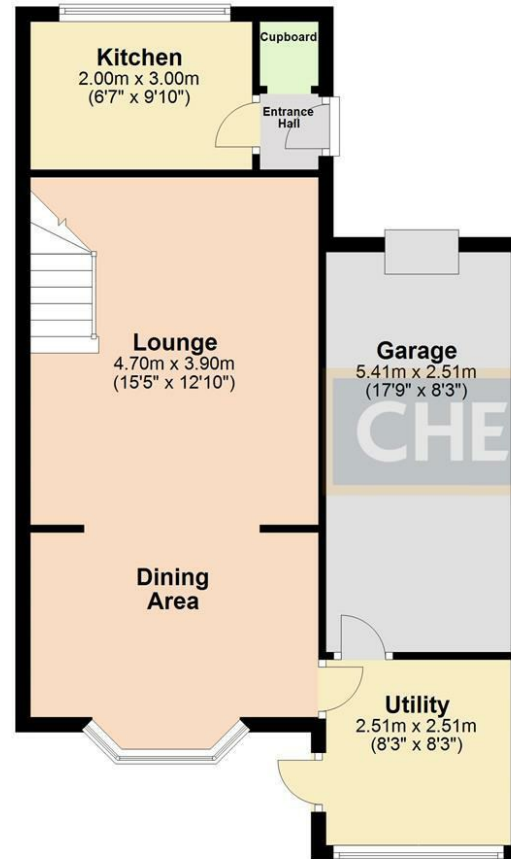


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>52</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,200 PCM  
Council Tax Band - C  
Local Authority - Uttlesford

## Ground Floor

Approx. 57.7 sq. metres (620.7 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.7 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.