



Great Chesterford Court, Great Chesterford, CB10 1PF

**CHEFFINS**



## Great Chesterford

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CB10 1PF

A well presented 2/3 bedroom duplex maisonette ideally located for commuters providing spacious accommodation and two allocated parking spaces. Offered on an unfurnished basis and available now.

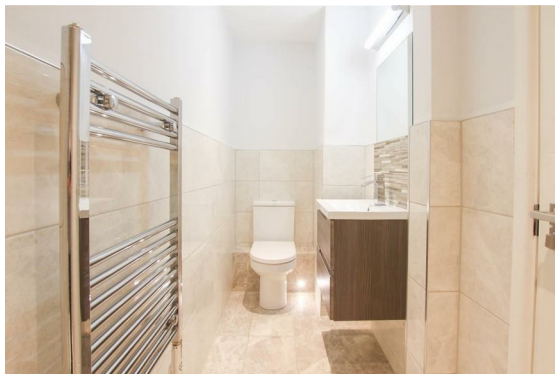
### LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

3 2 1

**£1,450 PCM**





## GROUND FLOOR

### ENTRANCE HALL

Obscure glazed entrance door with adjoining obscure double glazed window, staircase rising to the first floor.

### FIRST FLOOR

#### LANDING

Doors to adjoining rooms and stairs ascending to second floor.

#### KITCHEN/DINING/LIVING AREA

An impressive and spacious triple aspect room providing contemporary living with a number of deep double glazed windows providing an excellent level of natural light. The kitchen comprises a range of base and eye level units with worktop space over incorporating a twin sink unit, built-in double oven, integrated dishwasher, fridge and freezer. In addition, there is an island with breakfast bar, induction hob with extractor over and engineered oak flooring.

#### UTILITY ROOM

A useful area with washer dryer as well as additional storage space. The water tank is located in this room.

#### BEDROOM TWO

With large double glazed window providing a good degree of natural light and built-in wardrobe.

#### RECEPTION ROOM/BEDROOM THREE

A dual aspect room with double glazed and Velux windows. This would make a terrific home office or a handy third bedroom if required.

## SHOWER ROOM

Comprising a shower enclosure, WC and vanity wash basin, heated towel rail.

## SECOND FLOOR

### BEDROOM ONE

An impressive and spacious bedroom with Velux skylight to the rear aspect, walk-in wardrobe and eaves cupboard as well as air conditioning unit. There is a double bed frame, chest of drawers and bedside cabinet which can remain or be removed as required. door to:-

### EN SUITE BATHROOM

Comprising contemporary free-standing bath, wash basin, low level WC, heated towel rail and Velux window to the rear aspect.

## OUTSIDE

The property is ideally located for commuters being a short walk to the mainline railway station and also conveniently located for the road networks to London and Cambridge. The property has two allocated parking spaces, as well as visitor parking, together with an attractive communal outdoor space which is laid to lawn with blossom trees and bench.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding deposit : £334.00

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





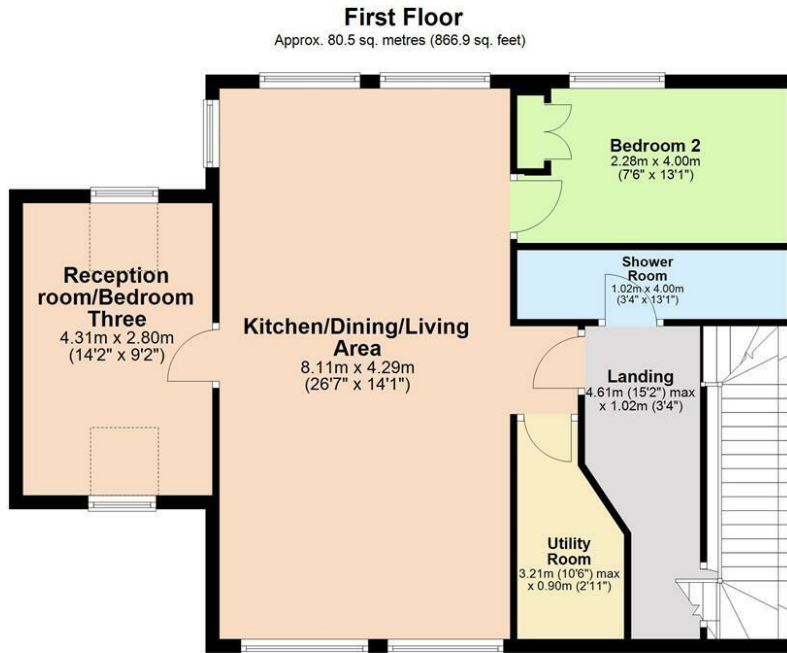
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

£1,450 PCM  
Council Tax Band - C  
Local Authority - Uttlesford District Council

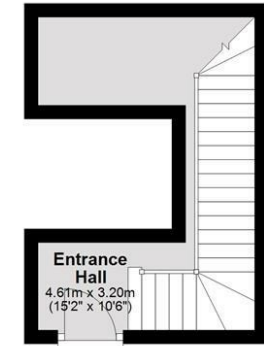
Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

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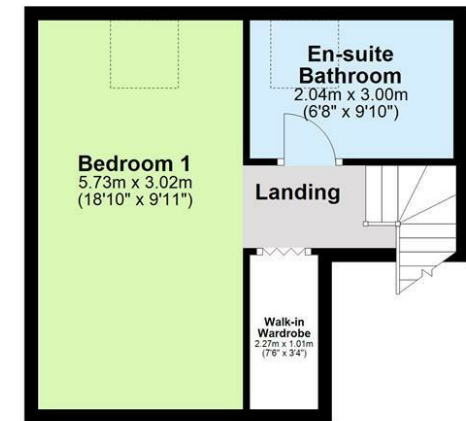
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



**Ground Floor**  
Approx. 10.3 sq. metres (111.3 sq. feet)



**Second Floor**  
Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 121.2 sq. metres (1305.0 sq. feet)

