



High Street, Little Chesterford, CB10 1TS

CHEFFINS

High Street

Little Chesterford,
CB10 1TS

A well-presented and improved detached property in this popular village. The property offers accommodation of approximately 2,046 sqft, together with ample off-street parking and a good sized garden backing onto open countryside. Available Mid December.

LOCATION

- Minimum of a 12 month tenancy
- Managed by Cheffins
- 3/4 Bedrooms
- Large kitchen/breakfast room
- Family bathroom & two en suites
- Large driveway
- Popular Village location

4 3 3

£2,300 PCM





GROUND FLOOR

SPACIOUS HALLWAY

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

SITTING ROOM

Built-in bookshelves and double glazed windows to the front and side aspects.

KITCHEN/BREAKFAST ROOM

Comprising a range of base and eye level units with granite worktop over, electric hob with extractor fan over, one and a half bowl sink and drainer, water softener and purifier, built-in oven and grill, integrated dishwasher and large fridge freezer with ice and water dispenser. Double glazed window and double glazed patio doors opening to the terrace and rear garden.

UTILITY ROOM

Comprising a range of base and eye level units with worktop over, stainless steel sink, integrated washing machine and tumble dryer and oil fired gas boiler. Double glazed window to the front aspect and double glazed door to the side aspect providing access to the outdoor space.

DINING ROOM

Fitted with a range of cupboards and a double glazed window to the front aspect.

FAMILY BATHROOM

Four piece suite comprising jacuzzi bath, pedestal wash basin, low level WC, shower enclosure with body jets and heated towel rail. Two double glazed windows to the rear aspect and cupboard housing the pressurised hot water cylinder.

BEDROOM 3

Double glazed windows to the rear and side aspects.

BEDROOM 4/STUDY

Fitted with a range of wardrobes and double glazed door opening to the rear patio.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

(Sloping eaves). Walk-in wardrobe, double glazed window to the front aspect and four double glazed Velux windows providing a good degree of natural light and views over the adjoining countryside.

EN SUITE BATHROOM

Three piece suite comprising shower enclosure, vanity wash basin and low level WC. Double glazed Velux window to the rear aspect.

BEDROOM 2

(Sloping eaves). Double glazed window to the front aspect and two double glazed Velux windows overlooking the open countryside.

EN SUITE SHOWER ROOM

Comprising shower enclosure, pedestal wash basin, low level WC and heated towel rail. Double glazed Velux window to the rear aspect.

OUTSIDE

There is a paved driveway providing ample off-street parking to the front and rear of the property. The garden is of a good size, mainly laid to lawn with a garden shed. To the rear there are stunning views of the open countryside and access to a public footpath.

HOLDING DEPOSIT

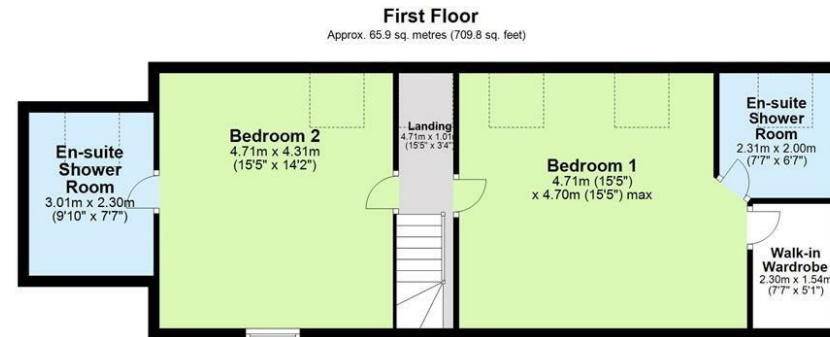
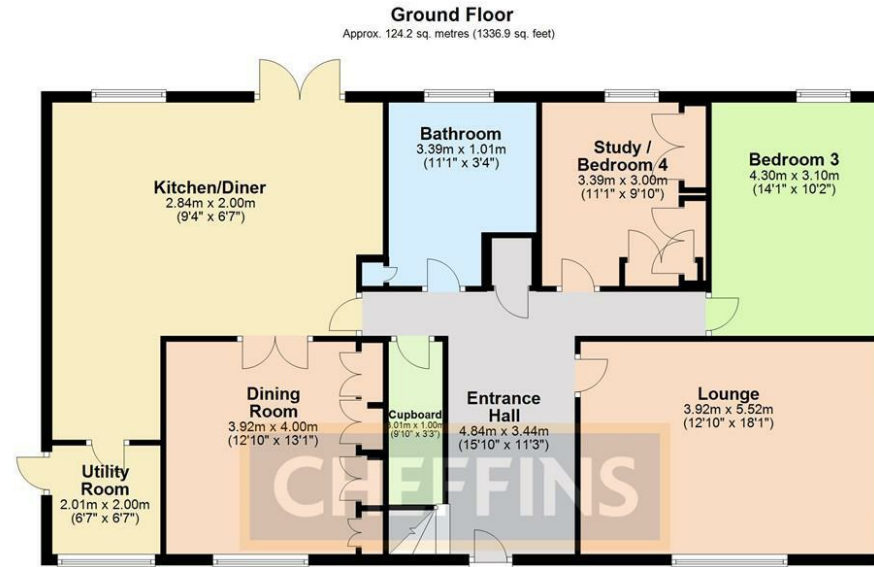
£530.00

MATERIAL INFORMATION

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Total area: approx. 190.2 sq. metres (2046.8 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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		
	58	70
England & Wales	EU Directive 2002/91/EC	

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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.

