



Smiths Green, Debden, CB11 3LP

CHEFFINS

Smiths Green

Debden,
CB11 3LP

FULLY BOOKED FOR VIEWINGS Please contact the office to be added to the cancellation list. An individual detached home situated in a picturesque rural location with charming views to adjoining countryside. The property offers bright and well-proportioned living accommodation, together with off-street parking and a private rear garden. Available early September on an unfurnished basis.

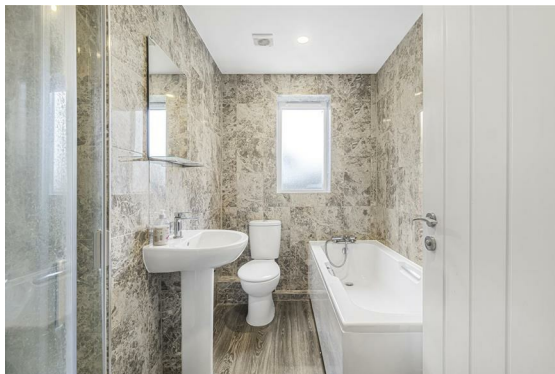
LOCATION

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 either Bishop's Stortford (Junction 8) or Stump Cross (Junction 9).

2 1 1

£1,275 PCM





GROUND FLOOR

ENTRANCE DOOR

Opening to:-

SITTING ROOM

Double glazed windows to the front and side aspects and staircase rising to the first floor with understairs storage cupboard. Open plan to the kitchen/diner and door to:

CLOAKROOM

Comprising ceramic wash basin and low level WC.

KITCHEN/DINER

Fitted with a range of base and eye level units, stainless steel sink, Hotpoint double oven, four ring gas hob with extractor over, washing machine and slimline dishwasher. Double glazed window to the rear aspect and double glazed door opening to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and obscure double glazed window to the side aspect.

BEDROOM 1

Double glazed windows to the front aspect and built-in storage cupboards.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower

attachment and separate shower enclosure with dual shower heads. Obscure double glazed window.

BEDROOM 2

Double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a gravelled driveway leading to the two allocated parking spaces. There is gated side access to the rear garden which has a paved terrace for al fresco entertaining and stunning views over the adjoining countryside.

LETTING AGENT NOTES

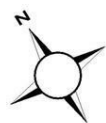
Holding Deposit - £294.00
 Deposit - £1471.00
 EPC - C
 Council Tax - D
 Square Footage - 725
 Property Type - Detached
 Property Construction - Brick with tiled roof
 Parking - Driveway for 3 vehicles
 Rights of Way, Easements, Covenants - No
 Electric Supply - Mains
 Gas Supply - LPG
 Water Supply - Mains
 Sewerage - Mains
 Heating - Gas Central heating with radiators
 Broadband Connected - Fibre to the property
 Broadband Type - FTTC
 Mobile Signal/Coverage - Fair

VIEWINGS

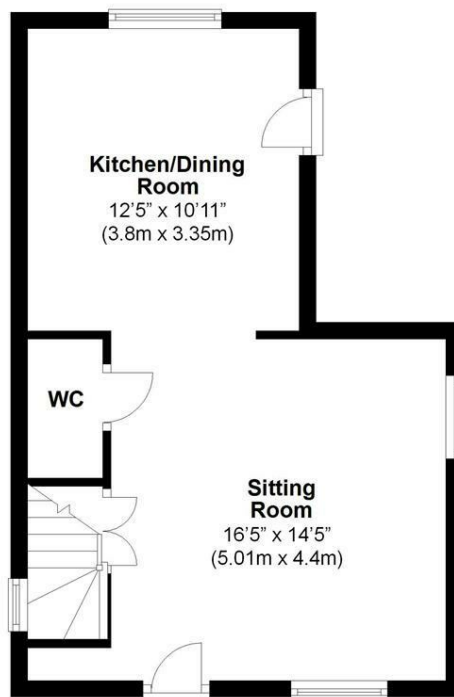
By appointment through the Agents.



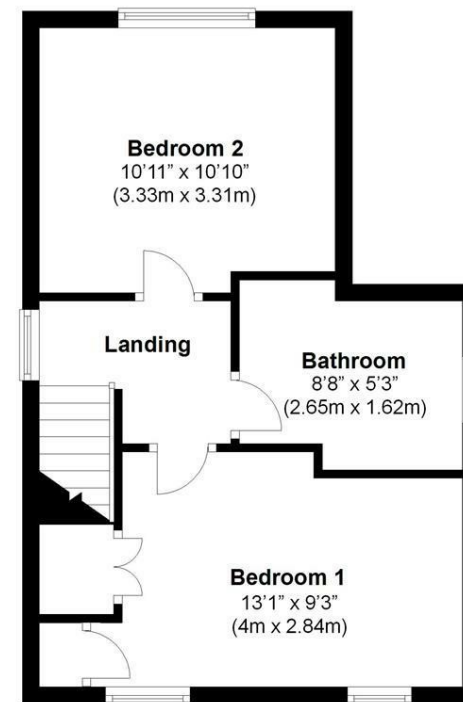
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



Approx gross internal floor area 67 sqm (725 sqft)

£1,275 PCM
Council Tax Band – D
Local Authority – Uttlesford

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

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.



CHEFFINS