



Park Street, Thaxted, CM6 2NE

**CHEFFINS**

## Park Street

Thaxted,  
CM6 2NE

- Detached home
- Tucked away location
- Four double bedrooms
- Generous rear garden
- Ample driveway parking
- Double garage
- Scope for enlargement STP

A substantial detached four bedroom home positioned in a central and rarely available position within the town. This Saxon John Brown home enjoys bright and versatile living accommodation throughout with scope for further enlargement STP. Together with ample driveway parking and generous rear garden, the property benefits from integral double garage.

4 2 3

**Guide Price £750,000**





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, double glazed window to the side aspect, stairs rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC and obscure double glazed window to the side aspect.

### STUDY/SNUG

Double glazed window to the side aspect.

### KITCHEN/BREAKFAST ROOM

Dual aspect with double glazed windows to the front and side aspects. Fitted with a range of base and eye level units with tiled splashbacks and worktop space, incorporating breakfast bar, integrated fridge freezer, stainless steel sink, space for dishwasher and space for cooker with extractor hood above.

### UTILITY ROOM

Fitted with a base units with space for washing machine and tumble dryer, stainless steel sink with tiled splashback, dual aspect with door to the front and double glazed window to the rear aspect.

### DINING ROOM

Dual aspect with double glazed windows to the rear and side.

### LIVING ROOM

Dual aspect with double glazed windows

to the side and rear together double glazed patio doors leading directly into the garden. Fireplace with exposed brick and tiled hearth.

## FIRST FLOOR

### LANDING

Skylight to the front aspect, doors to adjoining rooms and airing cupboard with shelving.

### PRINCIPAL BEDROOM

Double glazed window to the rear aspect with views of the garden, integrated wardrobes with dresser unit. Door to:-

### EN SUITE

Comprising shower enclosure with electric shower above, ceramic wash basin with splashback tiles, low level WC and obscure double glazed window to the side aspect.

### BEDROOM 2

A spacious room with double glazed window to the front aspect, built-in storage cupboard with shelving above.

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

### BEDROOM 4

Double glazed window to the front aspect.

### BATHROOM

Comprising ceramic wash basin, low level

WC, panelled bath with electric shower above, part-tiled walls and obscure double glazed window to the side aspect.

## OUTSIDE

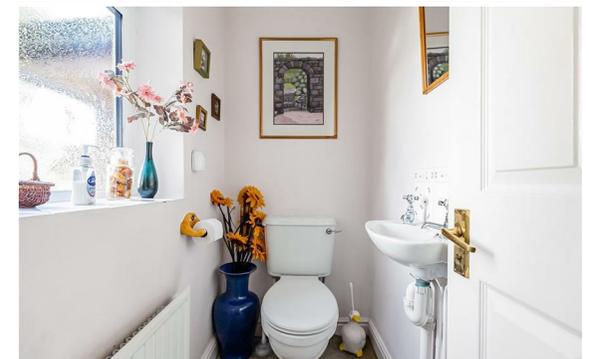
A gravelled driveway provides off-street parking for several vehicles and leads to an integral garage. The front garden is landscaped with mature trees, flowers and shrubs with steps leading up to the entrance door. Open side access leads to a spacious rear garden, primarily laid to lawn, bordered by mature trees and beds of flowers and shrubs, a paved patio adjoining the rear of the property. In addition, there is a vegetable garden with two greenhouses and a timber summer house.

## INTEGRAL DOUBLE GARAGE

Fitted with an up-and-over door and power supply. Offering scope for conversion dependent upon needs and planning approval.

## VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>73</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		



Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford

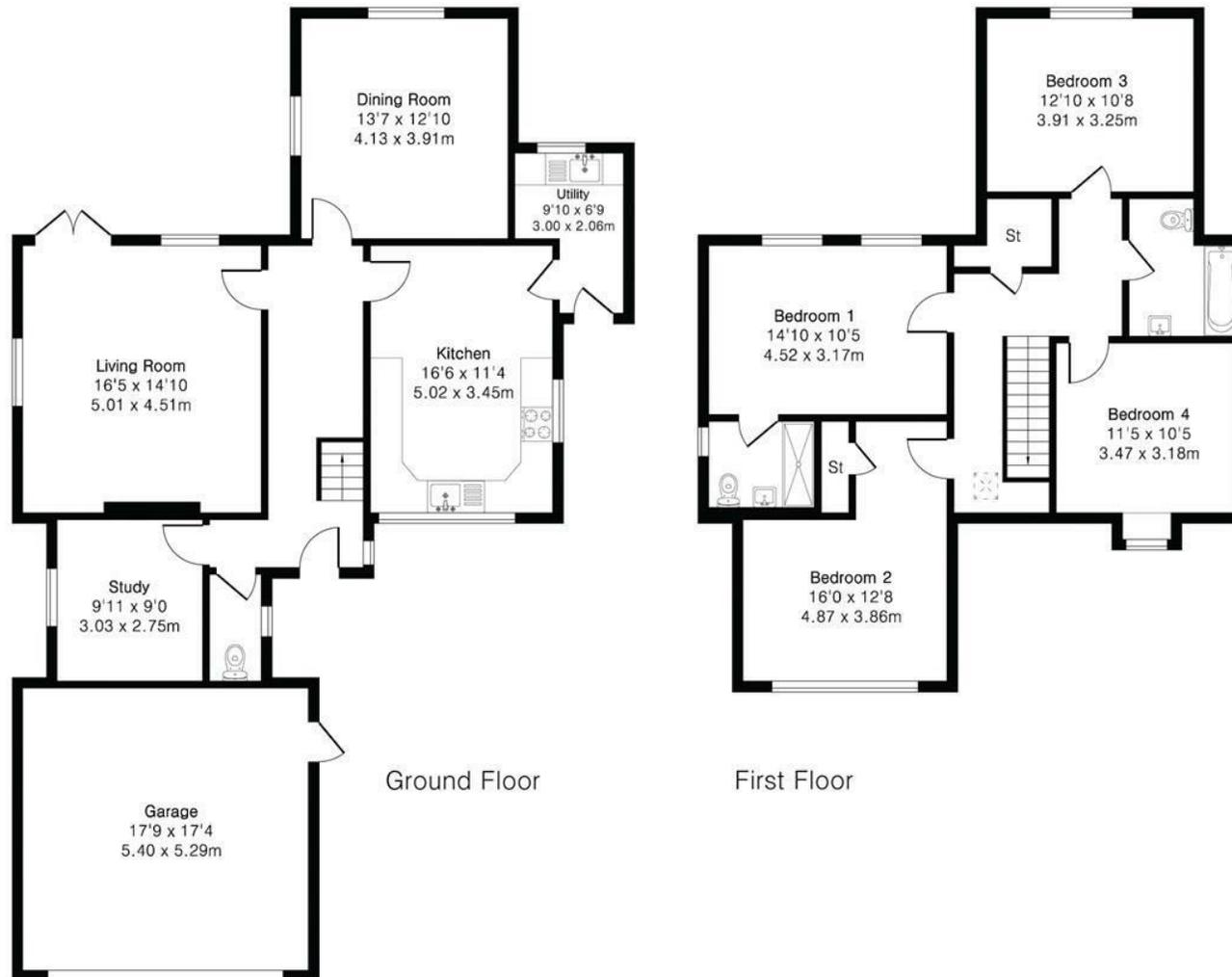


**Approximate Gross Internal Area 1794 sq ft - 166 sq m  
(Excluding Garage)**

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 855 sq ft – 79 sq m

Garage Area 307 sq ft – 29 sq m





For more information on this property please refer to the Material Information Brochure on our website.  
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

