



Bradley Common, Birchanger, CM23 5QD

CHEFFINS

Bradley Common

Birchanger,
CM23 5QD

3 2 2

Guide Price £700,000

- Characterful detached home
- No through road
- Beautifully presented
- Refitted kitchen
- Large driveway
- Detached Summer House/Annex

A characterful three bedroom home tucked away in a sought after no through road. The property is beautifully presented and offers a wealth of period features, together with an annex/studio and a private rear garden.





LOCATION

Birchanger is a quaint, historic village in northeast Essex with village inn, guest house, primary school and recreation field, situated between Bishops Stortford and Stansted Mountfitchet that offers numerous amenities, including excellent schools, shops, restaurants, and market days. A mainline train station offers convenient access to London Liverpool Street, Cambridge, and Stansted Airport, while Junction 8 of the M11 ensures easy commuting for families and professionals alike.

GROUND FLOOR

SIDE ENTRANCE HALL/UTILITY ROOM

Fitted with base and eye level units with worktop space over, butler sink, space and plumbing for washing machine, windows to the side and rear aspects and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units with quartz worktops over, sink, space for an electric range style cooker with overhead extractor, wine cooler, integrated dishwasher, fridge freezer and central island with breakfast bar. Window and French doors to the rear aspect together with a lantern light well providing a good degree of natural lighting and doors to adjoining rooms.

OFFICE/STUDY

Window and partly glazed stable door providing external access to the rear aspect together with a fitted storage cupboard. Doorway leading into:-

SHOWER ROOM

Comprising walk-in shower enclosure, pedestal basin, low level WC, heated towel rail and door to airing cupboard housing the gas fired boiler.

DINING ROOM

An impressive room with feature inglenook double sided fireplace with wood burning stove, stairs rising to the first floor with understairs cupboard, window to the front aspect and opening into:-

LIVING ROOM

Dual aspect with windows to the front and rear aspects.

FIRST FLOOR

LANDING

Window to the rear aspect, storage area within the eaves space and doors to adjoining rooms.

BEDROOM 1

Dual aspect with windows to the front and rear aspects.

BEDROOM 2

Window to the front aspect and fitted wardrobes.

BEDROOM 3

Window to the front aspect with fitted wardrobe.

OUTSIDE

The rear of the property features a paved terrace ideal for al fresco dining, with steps leading to a lawned garden bordered by hedges and a useful shed.

Additionally, there's a detached annex and parking for one vehicle in front of the garage. Gated side access opens to a gravel driveway, offering off-street parking for several vehicles.

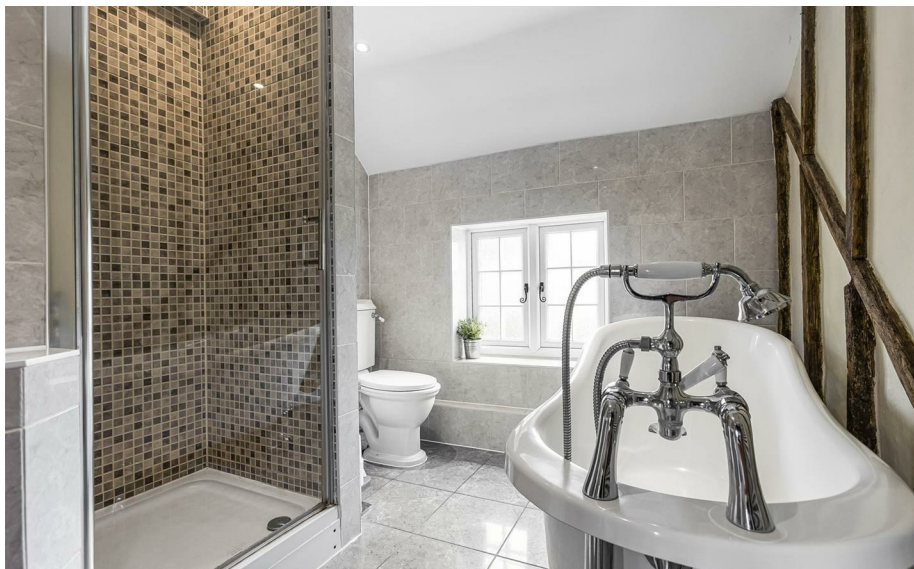
SUMMER HOUSE/ANNEX

A self-contained addition with reception area, bedroom, cloakroom with portable toilet, French doors and window to the front. There is a further adjoining storage area with a pair of timber doors.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

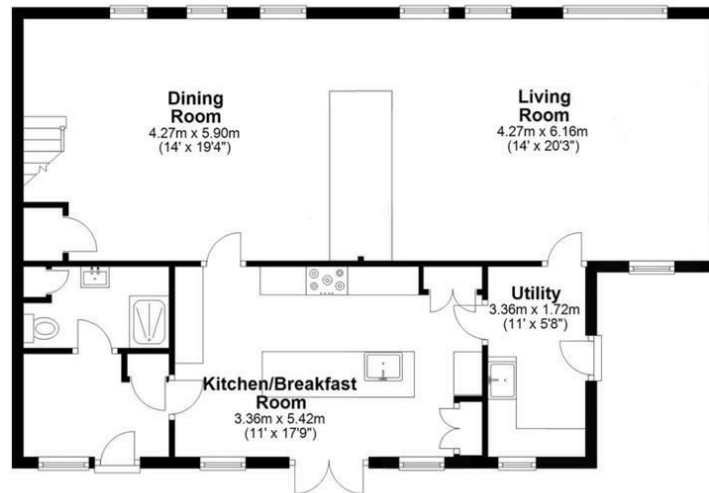
Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford





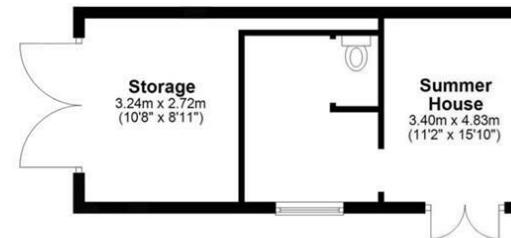
Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



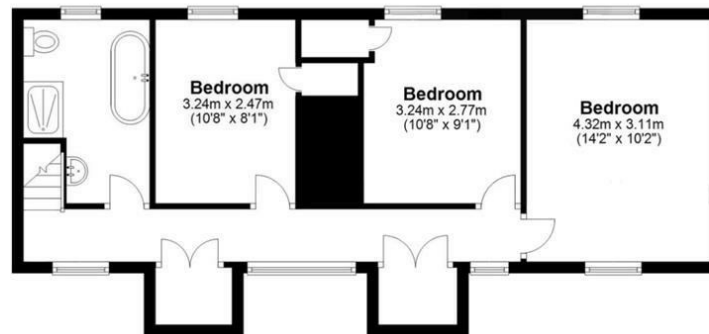
Outbuilding

Approx. 25.2 sq. metres (271.2 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



Total area: approx. 163.3 sq. metres (1758.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

