



High Street, Little Chesterford, CB10 1TS

CHEFFINS

High Street

Little Chesterford,
CB10 1TS

4 2 2

Guide Price £775,000

- Highly sought-after village location
- Plot approx. 0.23 of an acre
- Well-presented throughout
- Landscaped garden
- Detached garage

A detached, four bedroom house set in a tucked-away location on a plot approaching a quarter of an acre. The property enjoys well-presented accommodation, together with a detached double garage and a landscaped garden.





LOCATION

The highly regarded and much sought after village of Little Chesterford is conveniently situated just 1 mile from access on to the M11 motorway at Stumps Cross (jt 9). The market town of Saffron Walden with its extensive range of shopping, schooling and recreational facilities is situated about 3 miles south and the University City of Cambridge is about 12 miles north. For the commuter there are main line stations in the neighbouring village of Great Chesterford and Audley End providing us with a commuter service to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL

A welcoming reception hall with an obscure double glazed entrance door with adjoining full height obscure double glazed panel providing the room with an abundance of natural light. Staircase rising to the first floor.

LOUNGE/DINER

An impressive and well-proportioned room with a pair of double glazed windows to the front aspect overlooking the street scene. Oak flooring and contemporary log burning stove with a stone and granite surround.

FAMILY ROOM

A pair of double glazed doors with adjoining windows providing access to the outdoor space and a good degree of natural light.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with a central island incorporating a breakfast bar, induction hob, built-in double oven, sink unit, space for American style fridge freezer and slimline dishwasher. Double glazed window to the rear aspect.

UTILITY ROOM

Fitted with a matching range of base and eye level units with worktop space over, sink unit and space for washing machine. Obscure double glazed door providing access to the outdoor space.

CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

A pair of windows to the side aspect, access to the loft space and built-in airing cupboard.

BEDROOM 1

Double glazed window to the front aspect with a pleasant outlook and a pair of built-in wardrobes. Door to:

EN SUITE

Comprising panelled bath with independent shower over, vanity wash basin, WC with hidden cistern, tiled flooring with underfloor heating and obscure double glazed window.

BEDROOM 2

Double glazed window to the front aspect with a pleasant outlook, fitted furniture including shelving and desk area (currently used as a home office) and built-in wardrobe.

BEDROOM 3

Double glazed window to the rear aspect and built-in wardrobe.

BEDROOM 4

Double glazed window to the rear aspect.

SHOWER ROOM

Comprising shower enclosure, vanity wash basin, WC with hidden cistern, tiled flooring with underfloor heating and obscure double glazed window.

OUTSIDE

The property is accessed via a pair of timber gates, in turn leading to a gravelled driveway with off-street parking and providing access to the detached double garage. To the rear of the garage is a paved terrace with well-stocked flower and vegetable beds. A pathway leads to the garden which is mainly laid to lawn. To the rear of the garden is a mature laurel hedge and summerhouse with an outdoor entertaining space.

GARAGE

A detached double garage with electric roller shutter door, connection for EV charging point, eaves storage space, power and lighting connected and personal door to the rear.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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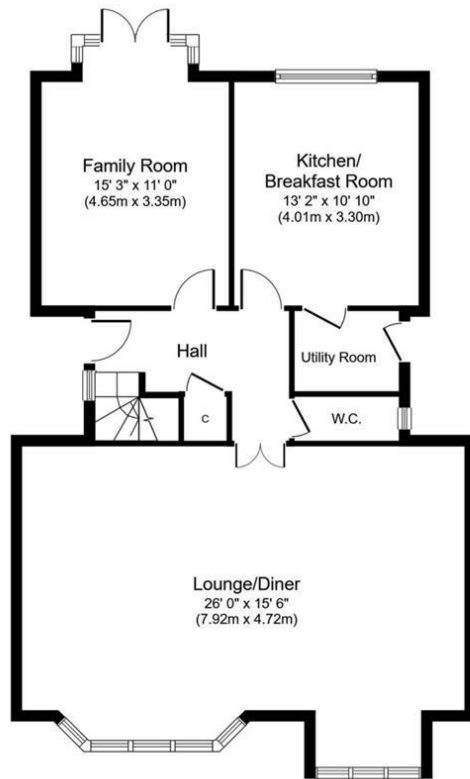
Tenure – Freehold

Council Tax Band – G

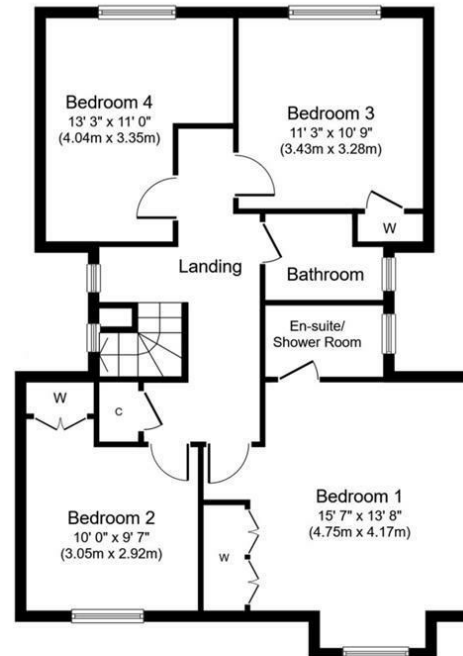
Local Authority – Uttlesford



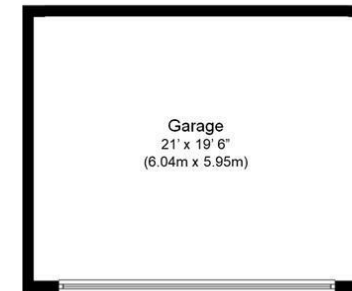




Ground Floor
Approximate Floor Area
891 sq. ft. (82.8 sq. m.)



First Floor
Approximate Floor Area
791 sq. ft. (73.5 sq. m.)



Garage
Approximate Floor Area
387.5 sq. ft. (36 sq. m.)

Total Area (excluding garage)
1,682 sq. ft. (156.26 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.

