



Rookery Close, Great Chesterford, CB10 1QA

**CHEFFINS**

## Rookery Close

Great Chesterford,  
CB10 1QA

- Popular residential location
- Two double bedrooms
- Garage and driveway
- Scope for enlargement (STP)
- Walking distance to schools and train station
- Sought-after village

An established and beautifully presented semi-detached home positioned in a popular residential location. The property enjoys bright and well-proportioned living accommodation, together with a garage and driveway parking.



Guide Price £325,000





## LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including a store, fine church, primary school, hotel/restaurant, 2 inns and its own mainline railway station with a commuter service to Cambridge and London Liverpool Street. The market town of Saffron Walden is situated about 4 miles to the south and the university city of Cambridge about 11 miles to the north. The nearest M11 motorway access point is less than 1 mile away at Stump Cross and for the international commuter Stansted Airport is located just off Junction 8 on the M11 motorway close to Bishop's Stortford.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Entrance door, double glazed window to the side aspect and staircase rising to the first floor. Door to:

### **LIVING ROOM**

Double glazed bay window to the front aspect, good sized understair storage cupboard and opening to:

### **KITCHEN/DINING ROOM**

The kitchen is fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink unit, space for cooker with extractor hood over, space for fridge freezer and washing machine, tiled flooring and door with adjoining double glazed window providing access to:

### **CONSERVATORY**

Triple aspect with double glazed windows and door providing views and access to the garden. Internal door to the garage.

## **FIRST FLOOR**

### **LANDING**

Half-landing double glazed window to the side aspect, built-in storage cupboard and doors to adjoining rooms.

### **BEDROOM 1**

Built-in storage cupboard and double glazed window to the front aspect.

### **BEDROOM 2**

Double glazed window to the rear aspect overlooking the garden.

## **BATHROOM**

Comprising panelled bath with electric shower over and tiled walls, ceramic wash basin, low level WC and built-in corner cupboard. Obscure glazed window to the rear aspect.

## **OUTSIDE**

To the front of the property there is a driveway providing off-street parking and access to the garage. There is a paved walkway leading to the entrance door with an adjoining storage cupboard. The rear garden is predominantly laid to lawn with a paved terrace and planted with a range of shrubs and flowers. There is gated access to the rear.

## **GARAGE**

Up and over door, power connected, window to the rear aspect, fitted with base and eye level cupboards with space for tumble dryer.

## **VIEWINGS**

By appointment through the Agents.



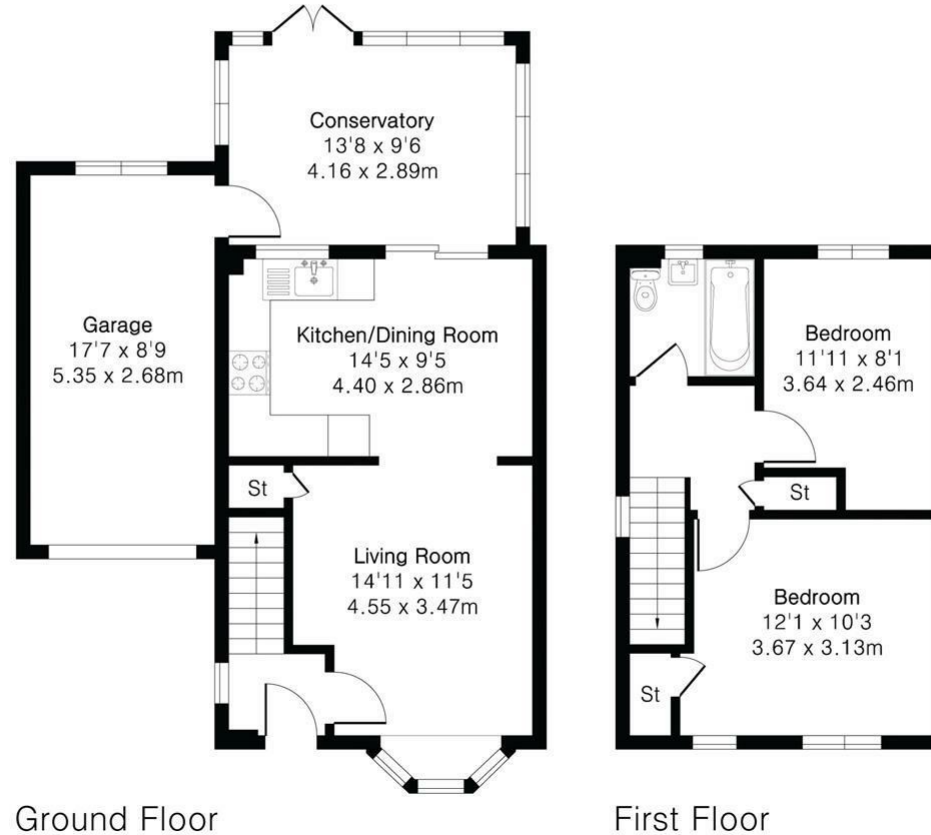


**Approximate Gross Internal Area 802 sq ft - 74 sq m  
(Excluding Garage)**

Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 327 sq ft – 30 sq m

Garage Area 154 sq ft – 14 sq m



| 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>                            |                            |           |
| (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<br>2002/91/EC |           |

Guide Price £325,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford

[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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.