



Smiths Green, Debden, CB11 3LP

**CHEFFINS**

## Smiths Green

Debden,  
CB11 3LP

- Three bedrooms
- No onward chain
- Generous rear garden
- Versatile accommodation
- Scope for enlargement STP
- Scope for modernisation

Set in a tucked away village location, this three-bedroom, semi-detached home enjoys well-proportioned and versatile living accommodation together with generous rear garden. Providing excellent potential for modernisation and enlargement STP, the property benefits from far reaching, adjoining countryside views. Offered chain free.

3 1 2

**Guide Price £325,000**





## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

## GROUND FLOOR

### HALLWAY

Entrance door, stairs leading to the first floor and doors to adjoining rooms.

### SITTING ROOM

Window to the front aspect, feature open fireplace with tiled hearth.

### LOUNGE

Window to the rear aspect and integrated coal-fired Rayburn.

### KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink, four ring electric hob, space and plumbing for washing machine, space for fridge, built-in understair storage/pantry cupboard and window to the rear aspect overlooking the garden. Door to:

### SIDE LOBBY

External door to the front aspect, built-in coal bunker and doors to adjoining rooms.

### WC

Comprising low level WC and obscure window to the rear aspect.

## STORAGE ROOM

A generous room with windows to the rear aspect.

## FIRST FLOOR

### LANDING

Window to the side aspect and doors to adjoining rooms.

### BEDROOM 1

Window to the front aspect.

### BEDROOM 2

Window to the rear aspect and built-in storage cupboard.

### BEDROOM 3

Window to the front aspect and built-in over stair storage cupboard.

### BATHROOM

Comprising panelled bath, ceramic wash basin, low level WC, part-tiled walls and obscure window to the rear aspect.

## OUTSIDE

The front garden is planted with flowers, shrubs and trees, bordered by mature hedges with a paved walkway leading to the front door.

There is access to a brick-built workshop with power connected and a window to front aspect. Gated side access leads to the rear east-facing garden which is of generous proportions, predominantly laid to lawn, featuring mature shrubs, flowers, trees and vegetable allotment, with a feature pond, concrete storage shed and greenhouse. The garden adjoins open countryside with far-reaching views.

## VIEWINGS

By appointment through the Agents.

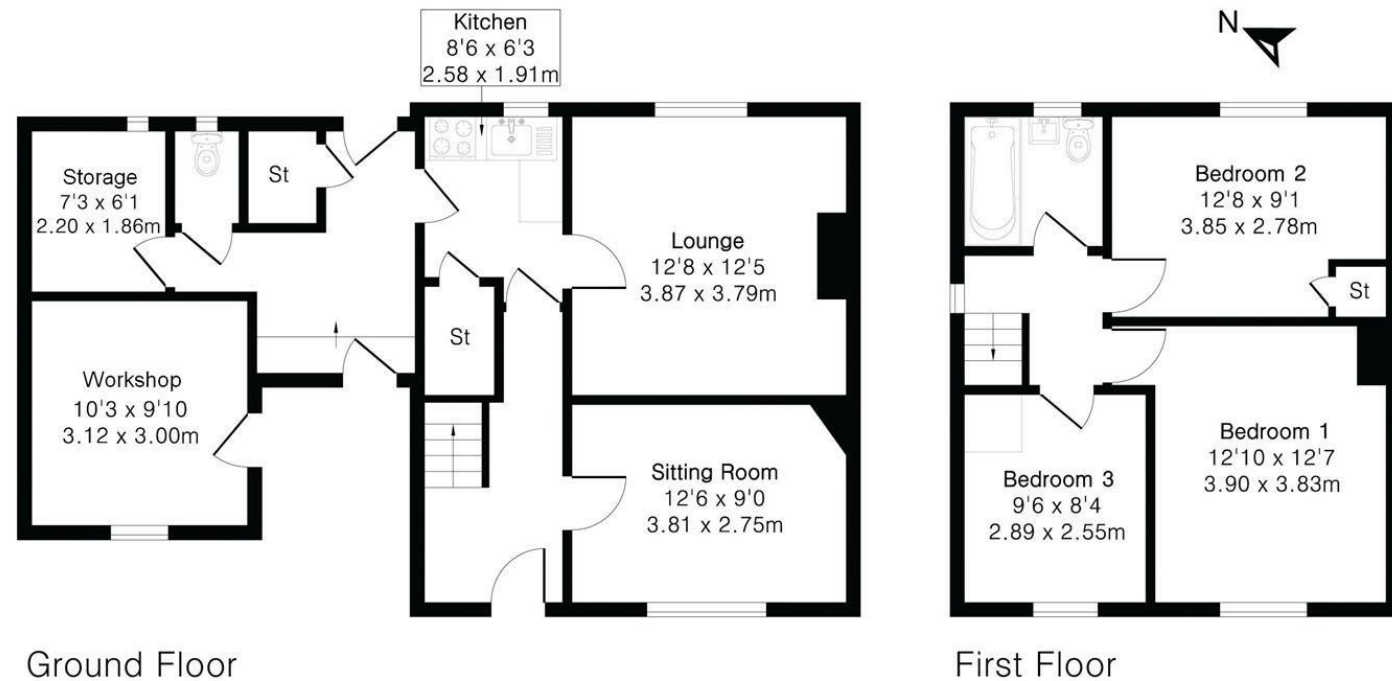




## Approximate Gross Internal Area 1118 sq ft - 104 sq m

Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 426 sq ft – 40 sq m



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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 |         |           |
| England & Wales                             |         |           |
| EU Directive 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: 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.