



Walden Road, Debden, CB11 3JU

**CHEFFINS**



## Walden Road

Debden,  
CB11 3JU

- Detached chalet-style home
- Versatile accommodation
- Detached double garage & ample parking
- Scope for enlargement (stpp)
- No upward chain

A detached, chalet-style property set in a private location. The property offers versatile accommodation and scope to enlarge, subject to needs and relevant approval. Offered chain free.

3 2 3

**Guide Price £450,000**





## LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, post office, recreational ground and one Inn. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9). In addition, there is a regular bus service from Debden village through to Stansted Airport (direct Stansted Express train service to London) and Bishop's Stortford.



## GROUND FLOOR

### ENTRANCE HALL

Obscure glazed entrance door and staircase rising to the first floor with deep understairs storage cupboard.

### SITTING ROOM

A dual aspect room with double glazed windows to the front and side aspects providing a good degree of natural light. Open fireplace with marble hearth and surround.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, oven with hob above, free-standing fridge freezer, space for washing machine and dishwasher, double glazed window to the side aspect overlooking the driveway and further window to the rear garden. Obscure glazed door to:

### REAR LOBBY

Double glazed door providing access from the driveway and built-in cupboard housing the hot water cylinder.

### BATHROOM

Comprising three piece suite of pedestal wash basin, low level WC, panel bath, part-tiled wall obscure glazed window.

### DINING ROOM

A multi-purpose room with deep double glazed window to the side aspect and door to:

### HOME OFFICE

Deep double glazed window to the front aspect.

## BEDROOM 3

Deep double glazed window to the rear aspect. Door to:

### EN SUITE

Comprising shower enclosure, low level WC and wash basin.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

## BEDROOM 1

A dual aspect room with a pair of large double glazed windows to the rear and side aspects enjoying a pleasant outlook.

## BEDROOM 2

A pair of Velux skylights providing natural light, door to walk-in eaves storage housing the water tank and providing scope to incorporate into the bedroom as further accommodation, subject to needs and relevant approval.

## OUTSIDE

The property is accessed via a gravelled driveway providing off-street parking, in turn leading to the detached double garage. To the front of the property is a mature beech hedge and garden which is laid to lawn with a pathway to the front door. The garden extends to the side, leading to the rear garden which is laid to lawn with mature trees, also incorporating a vegetable patch behind the garage.

## DOUBLE GARAGE

A pair of up and over doors.

## AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached house
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,080.7 sqft
- Parking - Double garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private septic tank
- Heating - Oil fired boiler with radiators and open fire
- Broadband - Fibre to the property
- Mobile Signal/Coverage - Poor
- RIGHTS OF WAY
- A public footpath runs along the edge of the southern boundary to the fields behind.

## BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		45
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		45
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

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.

**Ground Floor**  
Approx. 67.9 sq. metres (730.6 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

