



Carmel Street, Great Chesterford, CB10 1PH

CHEFFINS

Carmel Street

Great Chesterford,
CB10 1PH

5 2 3

Guide Price £900,000

- Prime location set in the heart of village
- Five bedrooms
- Principal bedroom with en suite
- Garage with conversion potential
- Delightful west-facing garden
- Strong commuter links

A rarely available, substantial detached residence set in a prime location within the heart of the village offering huge scope for renovation and enlargement. The property enjoys a good sized plot incorporating a west-facing garden.





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

RECEPTION HALL

A spacious and welcoming room with staircase rising to the first floor.

SITTING ROOM

A dual aspect reception room with wide secondary glazed window to the front aspect and double glazed sliding patio doors providing views onto the terrace and garden beyond. Open fireplace with slate hearth and marble surround.

CLOAKROOM

Comprising low level WC, wash basin, obscure double glazed window.

DINING ROOM

A wide double glazed window to the rear aspect with views over the garden, together with original wooden parquet flooring. Door to:-

KITCHEN/BREAKFAST ROOM

A well-proportioned room with windows to the front and side aspects providing a good degree of natural light. The kitchen is fitted with an extensive range of base and eye level units with worktop space, sink unit, hob, built-in oven and microwave, space for dishwasher and fridge freezer. Doorway to:-

UTILITY ROOM

Fitted with base units with worktop and sink unit, space for washing machine, floor mounted boiler, window to the front aspect together with an obscure glazed

door leading to a side passage which in turn leads to the front driveway, rear garden and garage.

STUDY/SNUG

A versatile multi-purpose room with a pair of double glazed windows to the rear aspect overlooking the garden.

FIRST FLOOR

LANDING

Window to the rear aspect with views of the garden, deep built-in linen cupboard and access to the loft space.

PRINCIPAL BEDROOM

A well-proportioned bedroom with secondary glazed window to the front aspect and fitted bedroom furniture incorporating wardrobes and bedside cabinets. Door to:-

EN SUITE

Comprising original cast iron bath, wash basin and shower enclosure, low level WC and obscure double glazed window.

BEDROOM TWO

Window to the rear aspect and built-in wardrobe.

BATHROOM

Comprising panelled bath, separate shower enclosure, pedestal wash basin, low level WC and obscure glazed window.

BEDROOM THREE

A dual aspect room with windows to the

front and side aspects together with eaves storage cupboards, wardrobe and wash basin.

BEDROOM FOUR

Window to the rear aspect with views of the garden, built-in wardrobe.

BEDROOM FIVE

Window to the rear aspect and built-in wardrobe and eaves storage cupboards.

GARAGE

An over-sized deep garage accessed via electric up and over door with obscure window to the rear, side access from the garden and power and lighting connected. The garage offers huge scope for conversion to additional accommodation, subject to needs and relevant planning approval.

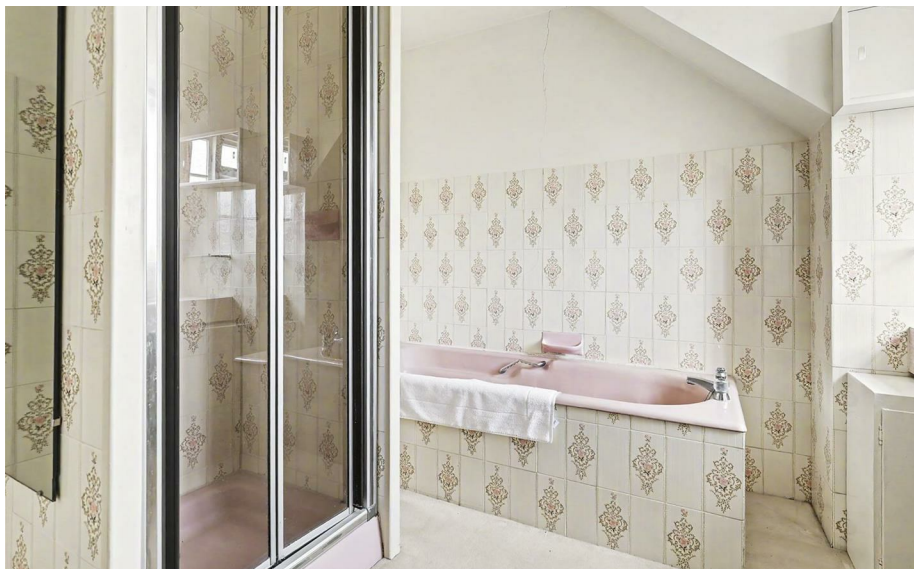
OUTSIDE

The property is set in the heart of the village, accessed via a driveway which provides off-street parking, with mature hedging and bushes to the front providing a good degree of privacy and screening and an adjoining lawn. The west-facing garden is also a great asset to the property; mainly laid to lawn with a paved terrace adjoining the property together with well-stocked flower and shrub borders, mature trees, shrubs, greenhouse, and useful timber shed.

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		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £900,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford







Approximate Gross Internal Area
246.04 sq m / 2648.35 sq ft
(Excludes Garage & Eaves Storage)
Garage Area 30.45 sq m / 327.76 sq ft

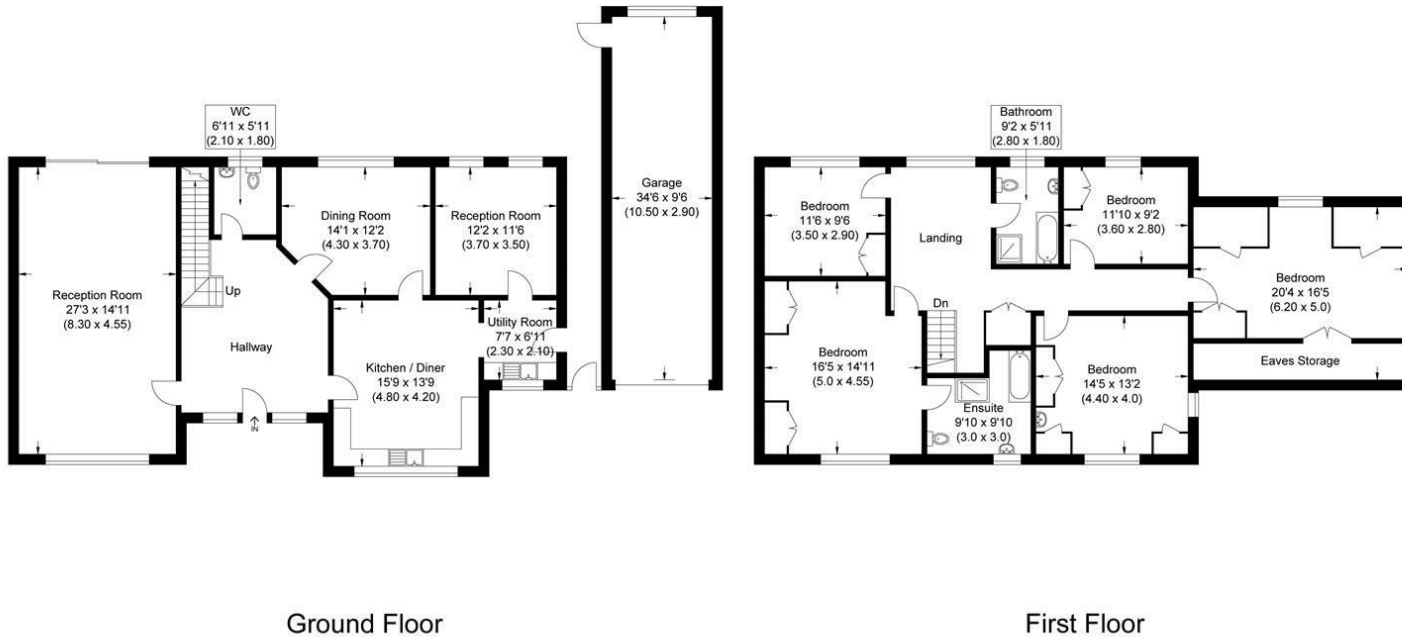


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

