



Haggers Close, Great Chesterford, CB10 1QN

CHEFFINS

Haggers Close

Great Chesterford
CB10 1QN

- Detached five bedroom home
- Bathroom and two en suites
- 0.13 of an acre plot
- Close proximity to a mainline station
- Driveway and garage
- South facing garden

A detached five bedroom home tucked away in the centre of the village. The property offers well proportioned accommodation over three three floors, together with a south facing garden, driveway and garage .

5 3 3

Guide Price £825,000





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, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

STUDY

Windows to the front and side aspects.

CLOAKROOM

Comprising pedestal wash basin, low level WC, space and plumbing for washing machine and obscure glazed window to the side aspect.

KITCHEN

Fitted with a range of base and eye level units with granite worktops, Bosch four ring induction hob with extractor hood over, Aga, Villeroy Boch buter sink and integrated Bosch dishwasher. Windows to the rear and side aspects and door to:

UTILITY ROOM

Space for free-standing fridge and freezer, fitted pantry cupboard and further cupboard housing the gas fired boiler. Obscure glazed door opening to the side aspect.

SITTING ROOM

Feature fireplace with open fire and glazed French doors to the conservatory. Opening to:

DINING ROOM

Windows to the front and side aspects.

CONSERVATORY

Windows to the side and rear elevations, French doors to the rear and further door to the side aspect.

FIRST FLOOR**LANDING**

Doors to adjoining rooms and built-in airing cupboard housing the hot water cylinder.

BEDROOM 1

Window to the rear aspect and door to:

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the side aspect.

BEDROOM 2

Windows to the front and side aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 3

Windows to the front and side aspects.

BEDROOM 4

Window to the rear aspect.

SECOND FLOOR**BEDROOM 5**

Velux windows to the rear aspect, eaves storage space, walk-in wardrobe with Velux window and door to:

EN SUITE

Comprising pedestal wash basin, corner shower enclosure with dual shower heads, low level WC and Velux window.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking and access to the detached garage. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining and mature beds bordering.

GARAGE

Up and over door, power and lighting connected, Velux window and part-glazed personal door to the side.

SOLAR PANELS

The property has solar panels and PV solar panels to the rear roof elevation providing electricity and hot water. Excess energy is sold back to the grid.

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	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £825,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Uttlesford







Approx gross internal floor area 197 sqm (2125 sqft)

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.

