



Park Street, Thaxted, CM6 2NE

CHEFFINS

Park Street

Thaxted,
CM6 2NE

- Extended five bedroom home
- Open kitchen/diner
- Accommodation extending to 2,450 sq/ft
- 0.12 of an acre plot with ample off street parking and a private rear garden
- Tucked away location

An extended detached home tucked away in a no-through road in the heart of the town. The property offers bright and generously proportioned accommodation arranged over three floors, together with ample off-street parking and a 0.12-acre plot.

5 2 3

Guide Price £780,000





LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms, opening to:-

BOOT ROOM

Window to the front aspect and wardrobes for coat storage.

SITTING ROOM

Window to the front aspect and opening into:-

PLAY ROOM

Window to the front together with bi-folding doors to the rear aspect.

KITCHEN/DINING ROOM

A room flooded with natural light via two sets of bi-folding doors to the rear aspect together with Velux window. The kitchen is fitted with base and eye level units with worktop over, two Neff ovens, full-height fridge and freezer, central island with breakfast bar, induction hob with oven beneath, plate warmer, wine cooler, stainless steel sink and integrated Bosch dishwasher.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, heated towel rail and obscure glazed window to the side aspect. Glazed door to:-

UTILITY ROOM

Fitted with base and eye level units with worktop over, space and plumbing for washing machine, tumble dryer and additional dishwasher.

FIRST FLOOR

LANDING

Window to the front aspect, staircase rising to the second floor and doors to adjoining rooms.

MASTER BEDROOM

Windows to the side and rear aspects, fitted wardrobes and door to:-

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and window to the side aspect and door to airing cupboard.

BEDROOM TWO

Window to the rear aspect, door to:-

BEDROOM THREE

Window to the rear aspect and access to the fully boarded, standing height loft space.

BEDROOM FOUR

Window to the front aspect and opening into:-

DRESSING ROOM

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure together with corner bath with shower attachment and window to the front aspect

SECOND FLOOR

LANDING /SITTING AREA

Velux windows with recess storage and door leading to-

BEDROOM FIVE

Window to the rear aspect with fitted wardrobe and eaves storage cupboard.

OUTSIDE

A gravelled driveway provides off-street parking for several vehicles, with gated side access leading to the rear garden which features a large paved terrace area, perfect for al fresco entertaining with steps leading to the remainder of the garden which is predominantly laid to lawn with hedges bordering together with an additional paved area with a useful shed.

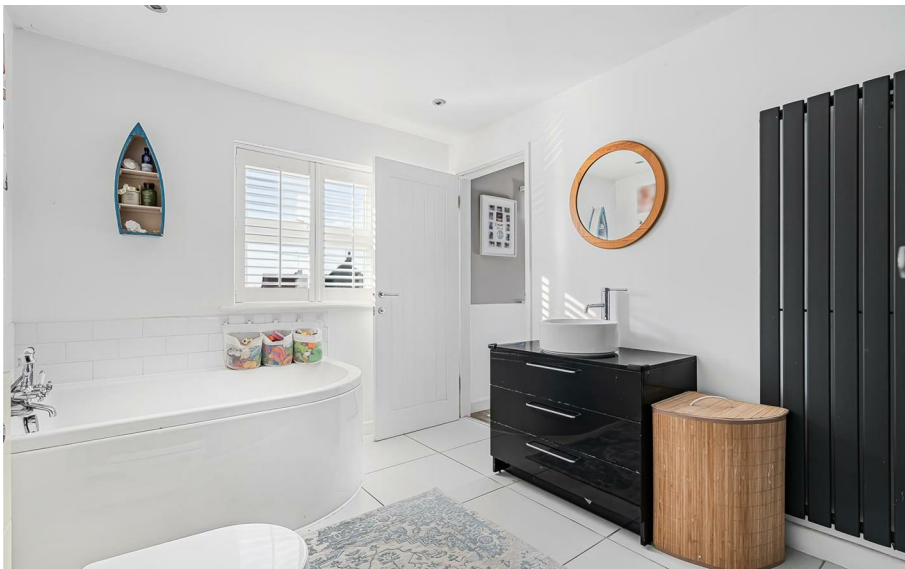
VIEWINGS

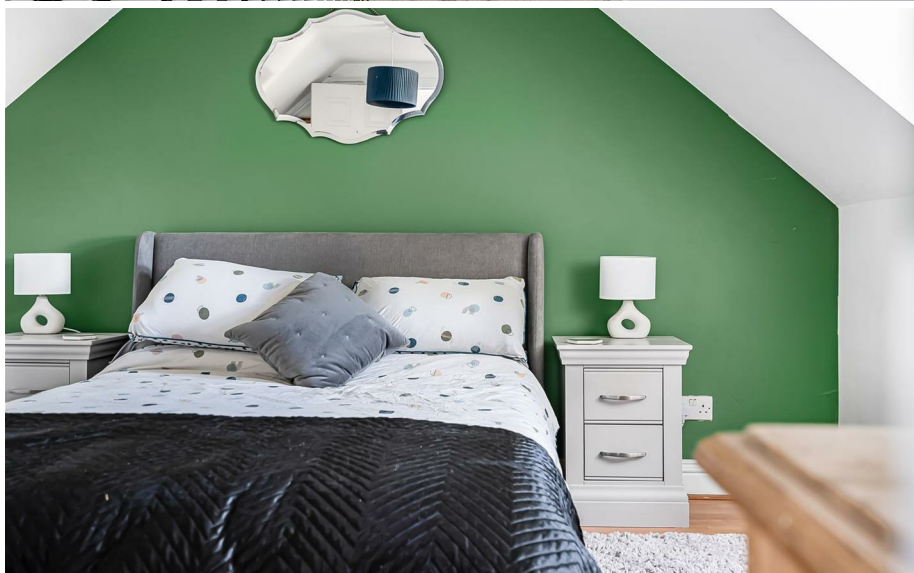
By appointment through the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 £780,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford



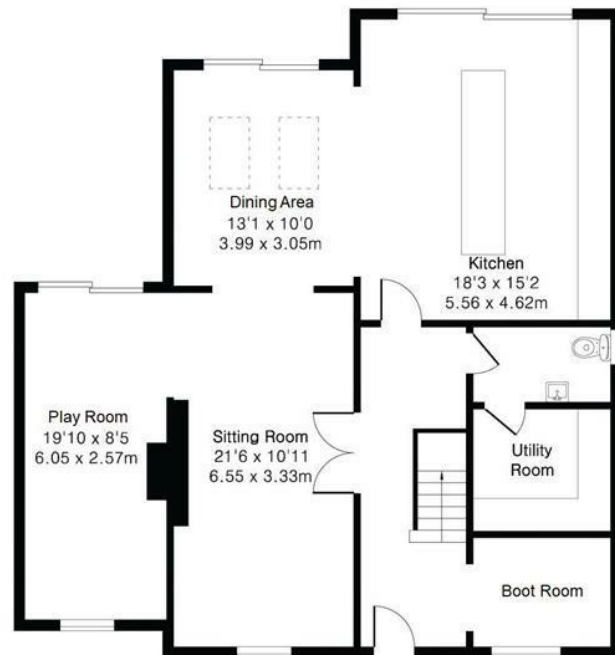


Approximate Gross Internal Area 2475 sq ft - 230 sq m

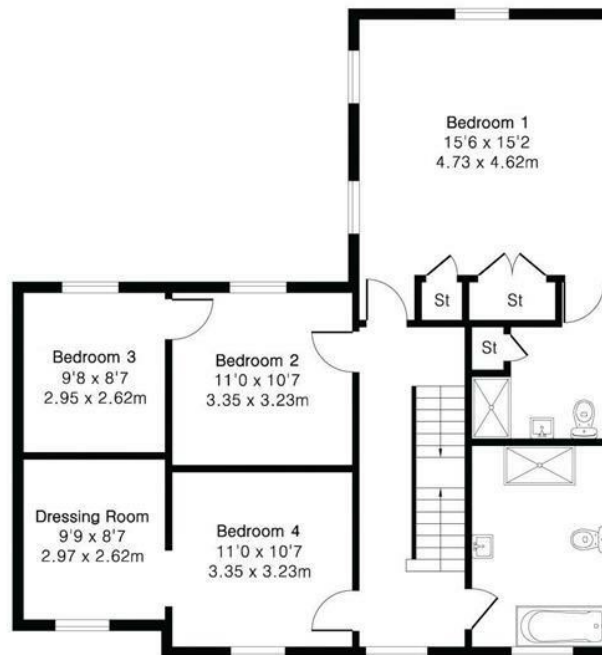
Ground Floor Area 1151 sq ft – 107 sq m

First Floor Area 1000 sq ft – 93 sq m

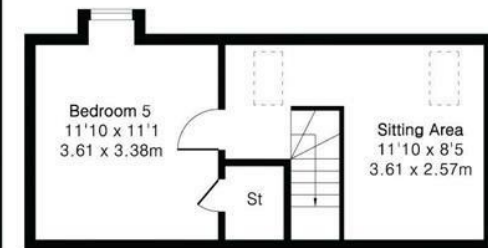
Second Floor Area 324 sq ft – 30 sq m



Ground Floor



First Floor



Second Floor



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.

