



**Mull House, Great Chesterford, CB10 1PF**

**CHEFFINS**



## Mull House

Great Chesterford,  
CB10 1PF

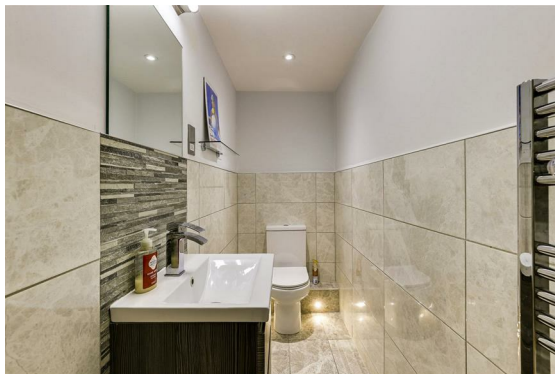
- Modern duplex maisonette
- Ideally located for commuters
- Spacious accommodation
- Two bedrooms
- Principal bedroom with en suite
- Communal outdoor space

A stunning duplex maisonette ideally located for commuters providing spacious accommodation and two allocated parking spaces plus additional visitor parking, outdoor space and 999 year lease. Offered chain free.



**Guide Price £300,000**





## 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

Obscure glazed entrance door with adjoining obscure double glazed window, staircase rising to the first floor.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### KITCHEN/BREAKFAST/LIVING ROOM

An impressive and spacious triple aspect room providing contemporary living with a number of deep double glazed windows providing an excellent level of natural light. The kitchen comprises a range of base and eye level units with worktop space over incorporating a twin sink unit, built-in double oven, integrated dishwasher, fridge and freezer. In addition, there is an island with breakfast bar, induction hob with extractor over and engineered oak flooring.

### UTILITY/STORE ROOM

A useful area with space and

plumbing for washing machine, wall mounted cupboard and storage space.

### BEDROOM 2

A versatile, multi purpose room with large double glazed window providing a good degree of natural light and built-in wardrobe.

### SHOWER ROOM

Comprising a shower enclosure, WC and vanity wash basin, heated towel rail.

### INNER HALLWAY

Staircase rising to the second floor and double glazed window to the front aspect.

## SECOND FLOOR

### BEDROOM 1

An impressive and spacious bedroom with Velux skylight to the rear aspect, built-in wardrobe and eaves cupboard, air conditioning unit, door to:-

### EN SUITE

Comprising contemporary free-standing bath, wash basin, low level

WC, heated towel rail and Velux window to the rear aspect.

## OUTSIDE

The property is ideally located for commuters being a short walk to the mainline railway station and also conveniently located for the road networks to London and Cambridge. The property has two allocated parking spaces plus additional visitor parking, together with an attractive communal outdoor space which is laid to lawn with blossom trees and bench.

## LEASEHOLD - SHARE OF FREEHOLD

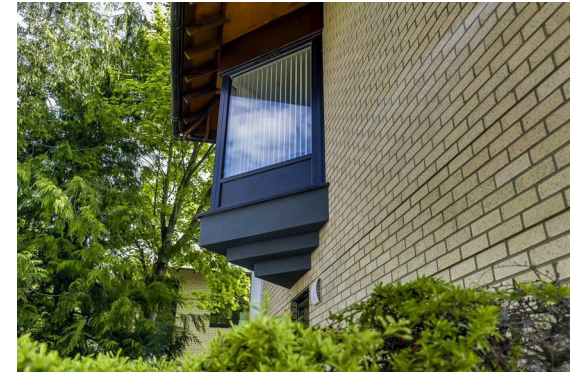
Lease length: 999 Years (Leasehold Title will start with new ownership)

Ground rent: n/a

Service charge: Proportion of estate costs (circa £300 p.a. but can vary)

## VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area  
109.72 sq m / 1181.01 sq ft

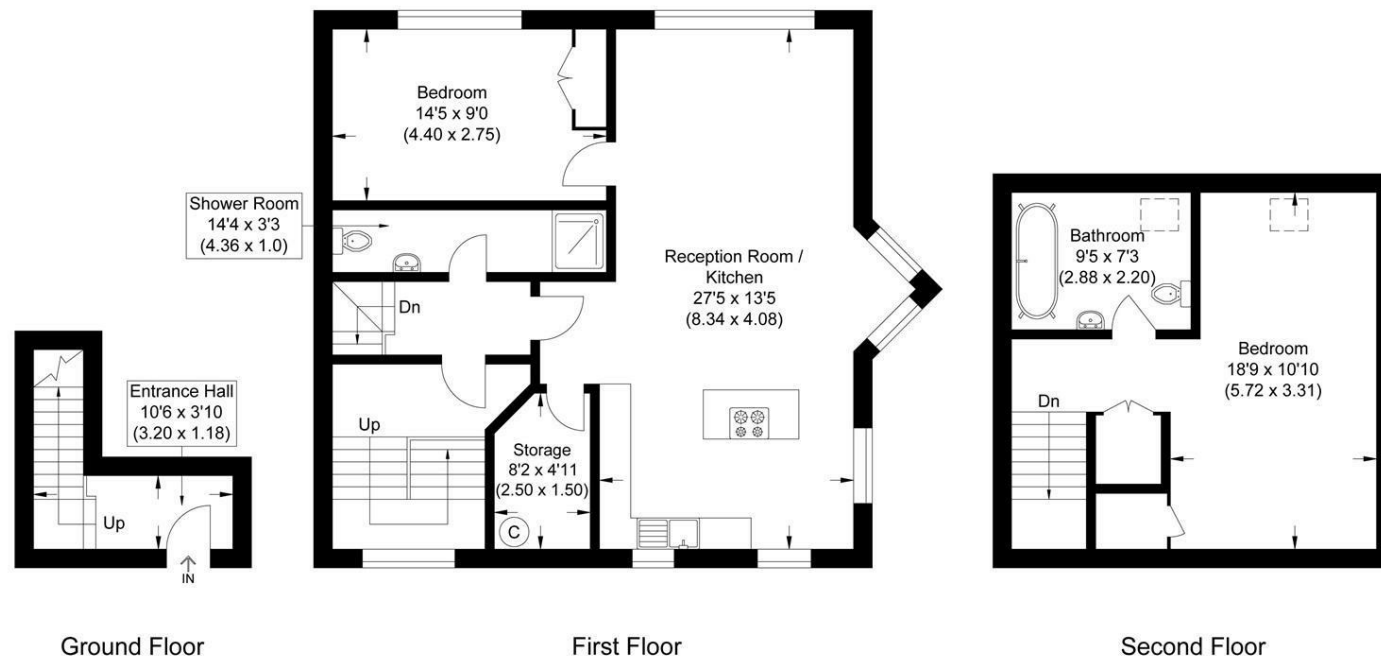
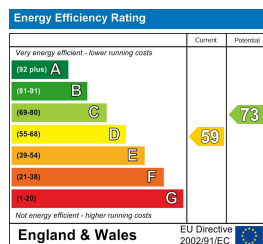


Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £300,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.