



Stortford Road, Clavering, CB11 4PE

CHEFFINS

Stortford Road

Clavering,
CB11 4PE

- No upward chain
- Well proportioned accommodation
- Four bedrooms
- Driveway
- West facing garden

An extended four bedroom home situated in an elevated position within the village. The property offers bright and well proportioned accommodation, together with ample off-street parking and a west facing garden. Offered chain free.

4 2 1

Guide Price £485,000





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

GROUND FLOOR

ENTRANCE HALL

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

KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring electric hob with extractor hood over, electric double oven, stainless steel sink, space and plumbing for dishwasher and washing machine. Window to the rear aspect and door to:

SITTING/DINING ROOM

Window to the side aspect and bi-folding doors opening to the rear garden.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, corner shower enclosure, heated towel rail and door to airing cupboard housing the gas fired boiler and water softener. Obscure glazed window to the side aspect.

FIRST FLOOR

LANDING

Velux window providing a good degree of natural light and door to adjoining rooms.

BEDROOM 3

Window to the front aspect and built-in wardrobe.

BEDROOM 4

Window to the front aspect and built-in wardrobe.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

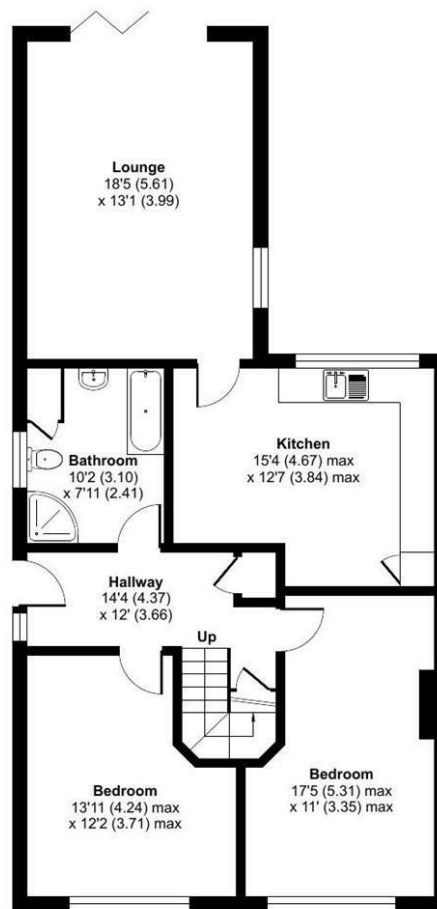
OUTSIDE

The front garden is laid to lawn with hedge borders and a driveway providing off-street parking for several vehicles. There is gated access to the rear garden which is predominantly laid to lawn with mature trees bordering, garden shed with power connected and a paved terrace for al fresco entertaining.

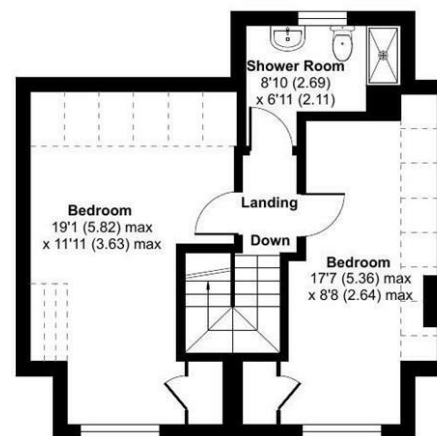
VIEWINGS

By appointment through the Agents.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1367 sq ft / 126.9 sq m
Limited Use Area(s) = 82 sq ft / 7.6 sq m
Total = 1449 sq ft / 134.5 sq m
For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	76	85

Guide Price £485,000

Tenure - Freehold

Council Tax Band - E

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.



CHEFFINS