



Ash Green, Great Chesterford, CB10 1QR

CHEFFINS

Ash Green

Great Chesterford,
CB10 1QR

- Popular village location
- Driveway and garage
- Principal bedroom with en suite
- Private south-facing rear garden
- Detached home office/studio
- Strong commuter links

An attractive three bedroom detached home tucked away on a no-through road in this sought-after village. The property offers light and beautifully presented accommodation including a vaulted reception area. In addition is a detached studio/home office, south/west facing garden, off street parking and garage.

3 2 3

Guide Price £550,000





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**

Double glazed entrance door with porch over, built-in coat and storage cupboard, staircase rising to the first floor.

CLOAKROOM

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

SNUG

Double glazed window to the front aspect with fitted shutters.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer above, gas fired boiler, built-in storage cupboard and obscure double glazed door providing access to the outside space.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, built-in understairs larder cupboard, space for range cooker and fridge freezer, sink unit, integrated dishwasher and double glazed window overlooking the garden. Open plan to:-

VAULTED DINING ROOM

This stunning addition enhances the house with contemporary living, featuring abundant natural light from

double-glazed windows on three sides and doors leading to the terrace and garden. Open plan to:

SITTING ROOM

Double glazed window to the front aspect,

FIRST FLOOR**LANDING**

Double glazed window to the rear aspect with fitted shutters and access to the loft space, over-stairs airing cupboard.

BEDROOM ONE

Double glazed window to the front aspect with fitted shutters and also enjoying a pleasant outlook onto the communal green, fitted with a range of wardrobes with cupboards above. Door to:-

EN SUITE

Comprising shower enclosure, vanity wash basin, WC with hidden cistern and obscure double glazed window.

BEDROOM TWO

Double glazed window to the front aspect with fitted shutters and pleasant outlook.

BEDROOM THREE

Double glazed window to the rear aspect with fitted shutters.

BATHROOM

Comprising panel bath with independent shower over, vanity wash basin, WC with hidden cistern and obscure double glazed window with fitted shutters.

OUTSIDE

To the front of the property is a gravel driveway providing off-street parking with adjoining garden. The property enjoys a private south-facing rear garden with paved terrace and patio with the remainder being laid to lawn with flower and shrub borders and an attractive brick wall to the boundary. A back and side gate provide access to the rear driveway, parking and garage beyond.

DETACHED HOME OFFICE/STUDIO

The property benefits from a detached garden studio which could be used for a multitude of uses including home office, small gym with power and lighting connected.

GARAGE

Fitted with an up and over door, power and lighting connected.

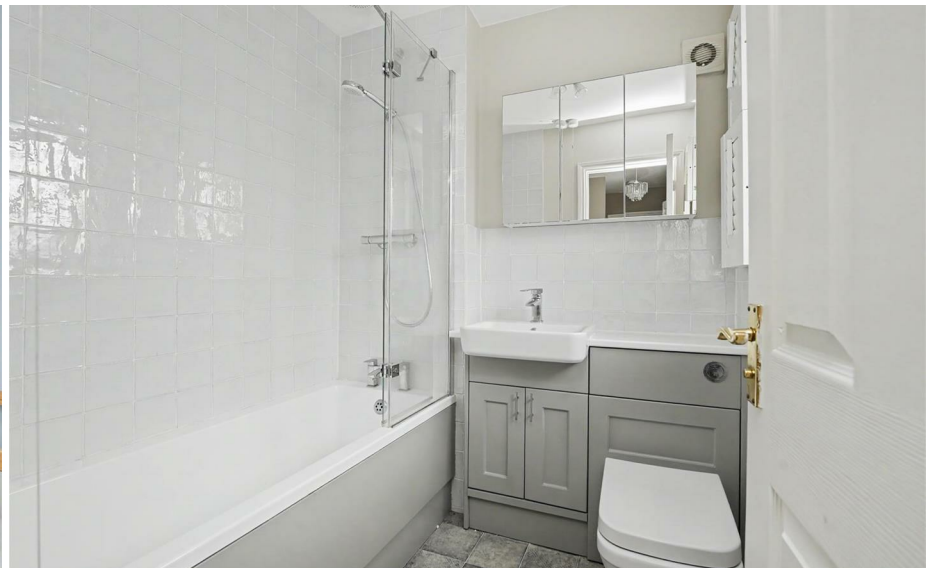
AGENT'S NOTE

There is an Estate Management charge of £45 p.a. and £5 p.a. rent charge.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

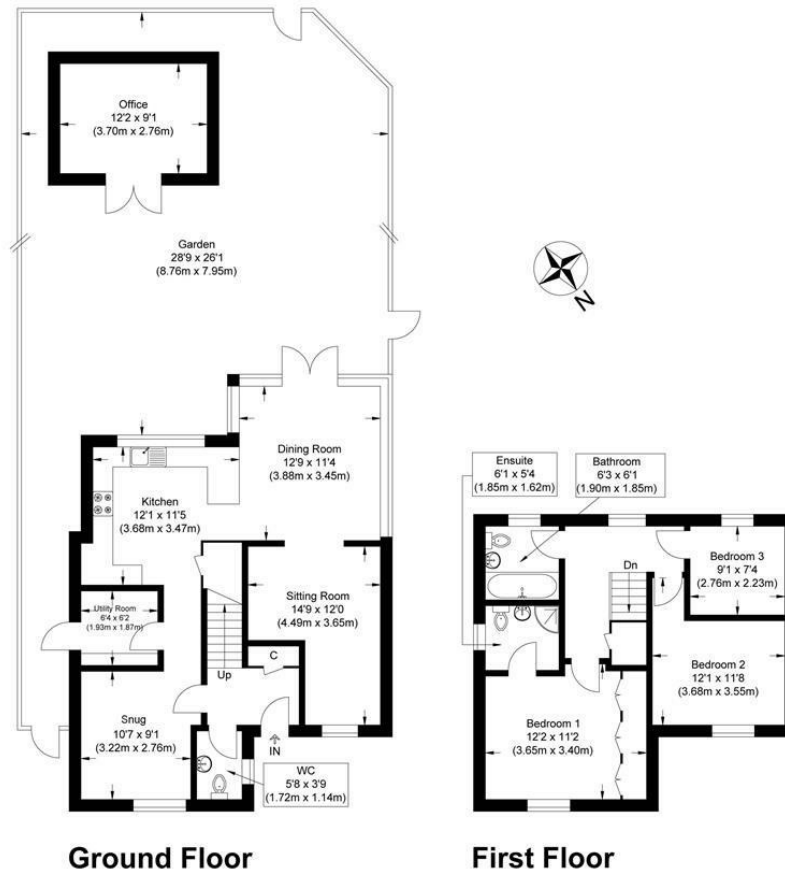
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83



Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford





Ground Floor

First Floor

Ash Green

Approximate Gross Internal Floor Area : 110.1 sq m / 1185.10 sq ft

(Excluding Outbuilding)

Outbuilding : 10.2 sq m / 109.79 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.

