



Heydon Lane, Elmdon, CB11 4NH

**CHEFFINS**



# Heydon Lane

Elmdon,  
CB11 4NH

- Grade II Listed
- Numerous period features
- Open plan kitchen/dining room
- West facing garden
- Ample off-street parking
- Picturesque village location

A beautiful Grade II Listed residence located in the heart of this sought-after and picturesque village. The property has been extended and renovated to a high standard to provide versatile accommodation, retaining a wealth of period features. Ideally located within easy access of commuter links.

4 2 3

**Guide Price £735,000**







## LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.



## GROUND FLOOR

### ENTRANCE DOOR

Opening to:

### RECEPTION HALL

Entrance door, Inglenook fireplace, fitted cupboard, window to the side aspect and doors to adjoining rooms.

### SITTING ROOM

Windows to the front aspect and inglenook fireplace with a wood burning stove. Staircase rising to the first floor with storage cupboard under.

### SIDE LOBBY

Doors to adjoining rooms and part-glazed external door.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and window to the side aspect.

### PLAYROOM/OFFICE

Window to the side aspect and bespoke fitted cabinetry and shelving.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktops, stainless steel sink, space for electric range cooker with extractor hood over, integrated Neff microwave and dishwasher, space for American style

fridge freezer. Windows to the side aspect and glazed French doors opening to the rear garden. Door to:

### UTILITY ROOM

Staircase rising to the first floor with storage cupboard under, space and plumbing for washing machine and tumble dryer. Door to:

### SHOWER ROOM

Recently refitted suite comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads, heated towel rail and window to the side aspect.

## FIRST FLOOR

### LANDING

Accessed via the staircase from the utility room. A good sized landing with space for dressing area or office, fitted with bespoke cabinets and windows to the rear and side elevations. Door to:

### BEDROOM 1

Window to the side aspect and fitted wardrobes. Door to:

### INNER LANDING

Door to:

### BEDROOM 2

Windows to both side aspects, fitted wardrobes and door to:

## LANDING

Accessed via the staircase from the sitting room. Window to the rear aspect, built-in airing cupboard and door to adjoining rooms.

### BEDROOM 3

Window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over and window to the front aspect.

## OUTSIDE

To the side of the property is a driveway providing off-street parking for multiple vehicles and the gardens extend to the rear and side of the property. Adjoining the property is a sunken terrace, ideal for al fresco entertaining, with raised beds bordering and steps leading to the west facing garden which is predominantly laid to lawn with hedges bordering providing a good degree of seclusion.

## VIEWINGS

By appointment through the Agents.











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Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford



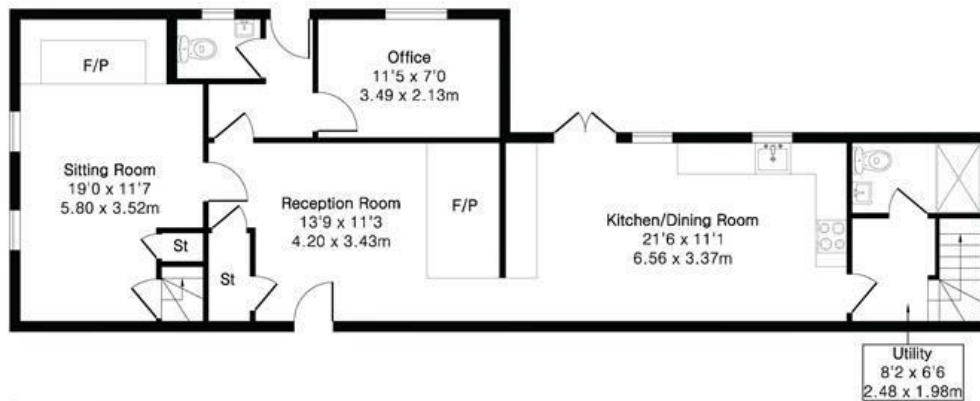




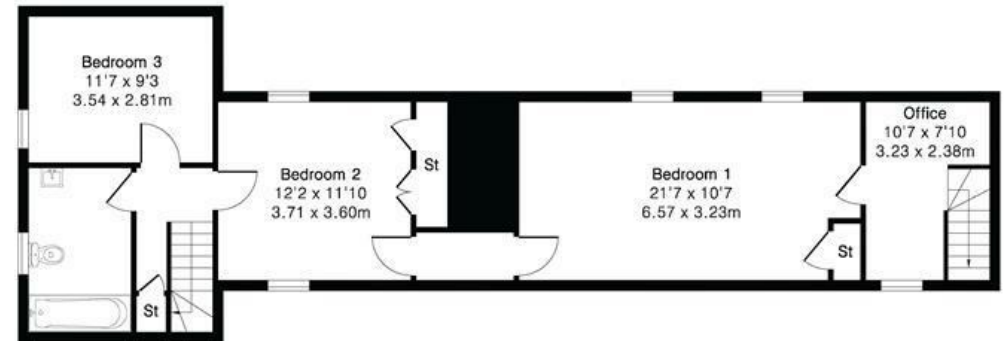
## Approximate Gross Internal Area 1700 sq ft - 158 sq m

Ground Floor Area 917 sq ft – 85 sq m

First Floor Area 783 sq ft – 73 sq m



Ground Floor



First Floor

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](http://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.

