



The Willows, Great Chesterford, CB10 1QL

**CHEFFINS**

## The Willows

Great Chesterford,  
CB10 1QL

- Detached four bedroom home
- Sitting room with woodburning stove
- 0.15 of an acre plot
- Driveway and garage
- South/west facing garden
- Sought-after village location

A four-bedroom detached home tucked away in a popular residential location, occupying a generous 0.15-acre plot with a secluded south-west facing garden. The property offers bright, well-proportioned accommodation, ample off-street parking, a single garage and the added benefit of planning permission to extend.

4 2 3

**Guide Price £725,000**





## 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

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

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the front aspect.

### STUDY

Bay window to the front aspect and further window to the side aspect.

### SITTING ROOM

Windows to the side and rear aspects, glazed French doors to the side aspect and wood burning stove.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units, Bosch electric double oven, five ring gas hob with extractor hood over, ceramic sink, space and plumbing for a dishwasher and space for free-standing fridge freezer. Window to the rear aspect.

### FAMILY ROOM

Window to the front aspect and access to the loft space.

## UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and tumble dryer, window and glazed door to the rear aspect and access to the loft space. Internal door to:

## GARAGE

Up and over door for vehicular access, power and lighting connected.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, access to the loft space and door to airing cupboard.

### BEDROOM 1

Windows to the front and rear aspects, fitted wardrobe and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC and shower enclosure.

### BEDROOM 2

Windows to the front and side aspects and fitted wardrobes.

### BEDROOM 3

Window to the rear aspect.

### BEDROOM 4

Window to the rear aspect.

## BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over, heated towel rail and obscure glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for several vehicles and access to the garage. The rear garden enjoys a south-westerly aspect with a raised decking area for al fresco entertaining. The rest of the garden is predominantly laid to lawn with beds bordering and a mature tree providing a good degree of seclusion.

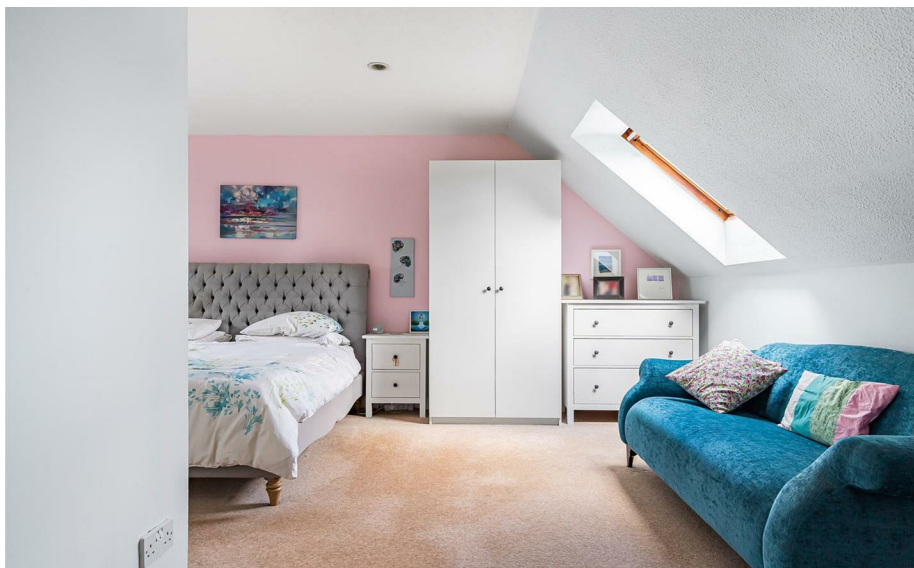
## PLANNING PERMISSION

The property benefits from Permitted Development approval for a single storey extension to the rear, providing a large open plan kitchen/dining room with utility and store room, and a Certificate of Lawful Development for a loft conversion, providing a bedroom with dressing room and en suite facilities. Full details for both can be found on the Uttlesford Planning website under references UTT / 26 / 0807 / PDE and UTT/26/0816/CLP.

## VIEWINGS

By appointment through the Agents.



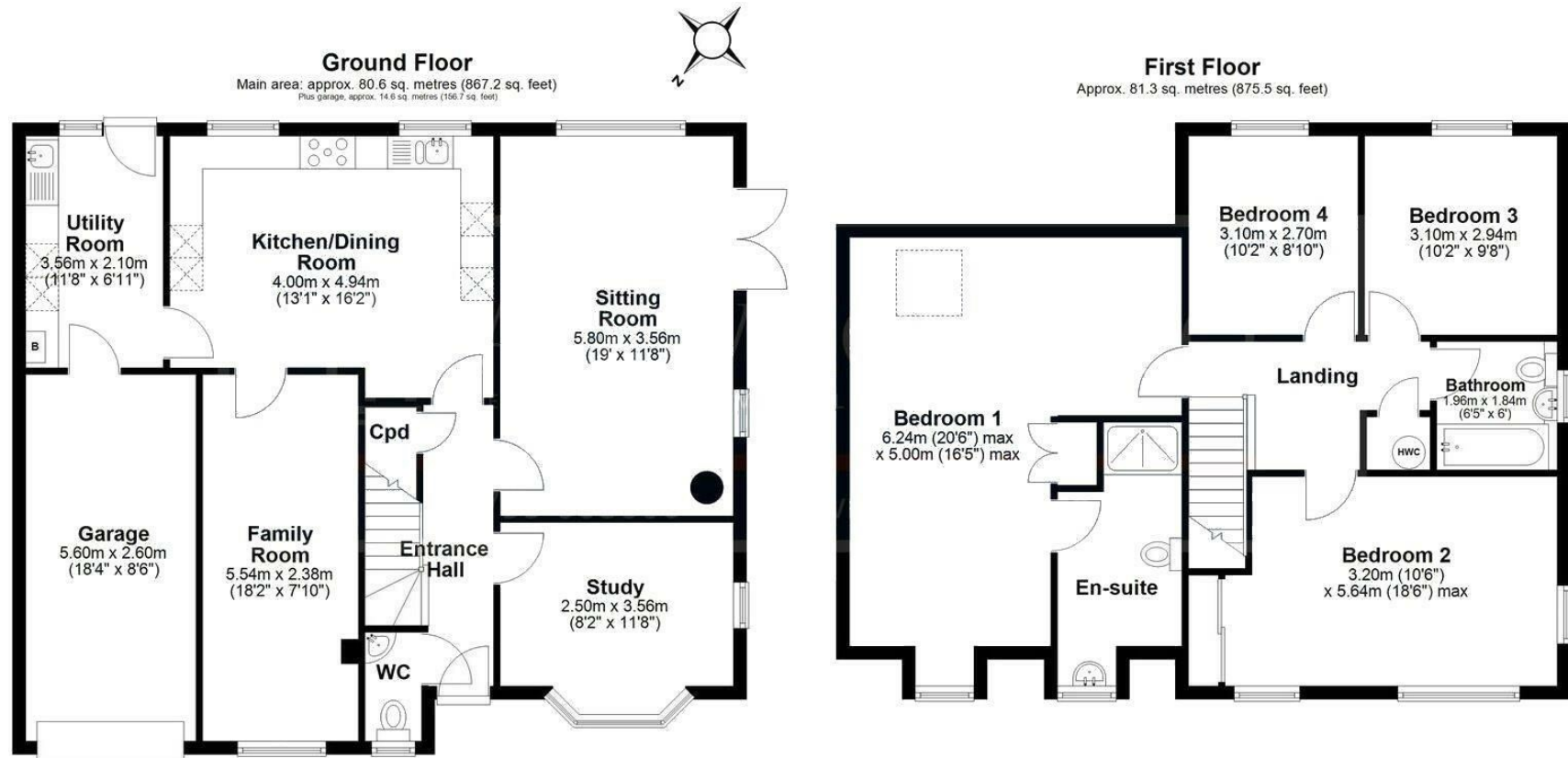


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|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

Guide Price £725,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – Uttlesford







Main area: Approx. 161.9 sq. metres (1742.8 sq. feet)  
Plus garage, approx. 14.6 sq. metres (156.7 sq. feet)

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>.

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.

