



The Willows, Great Chesterford, CB10 1QL

CHEFFINS

The Willows

Great Chesterford,
CB10 1QL

- Detached home
- Newly fitted Goddards kitchen
- Two reception rooms
- 0.8 of a mile walk to a mainline station
- Four bedrooms
- En suite to primary and bathroom

An extended four-bedroom home tucked away in a popular residential location. The property offers bright, well-proportioned accommodation, featuring a spacious open-plan kitchen/dining room with a newly fitted Goddard's kitchen, together with ample off-street parking and a landscaped rear garden.

4 2 2

Guide Price £775,000





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 understairs storage cupboard and doors to adjoining rooms.

CLOAKROOM

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

SITTING ROOM

Bay window to the front aspect, windows to the side aspect, bespoke fitted shelving with drawers beneath and feature fireplace with wood burning stove.

KITCHEN/DINING ROOM

A Goddards kitchen with Siemens appliances, base and eye level units, stainless steel sink, central island with breakfast bar and induction hob, space for an American style fridge freezer, integrated dishwasher and two ovens. Aluminium bi-folding doors opening to the side aspect, windows to the rear aspect and French doors opening to the rear garden. Doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units,

space for fridge, washing machine and tumble dryer. Part glazed door and adjoining window to the rear aspect and access to the loft space.

FAMILY ROOM

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

FIRST FLOOR**LANDING**

Doors to adjoining rooms, built-in airing cupboard and access to the loft space.

PRIMARY BEDROOM

Window to the front aspect with bench seat and storage below, Velux window to the rear aspect, fitted wardrobes and drawers. Door to:

EN SUITE

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

BEDROOM 2

Windows to the front aspect.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the rear aspect.

SHOWER ROOM

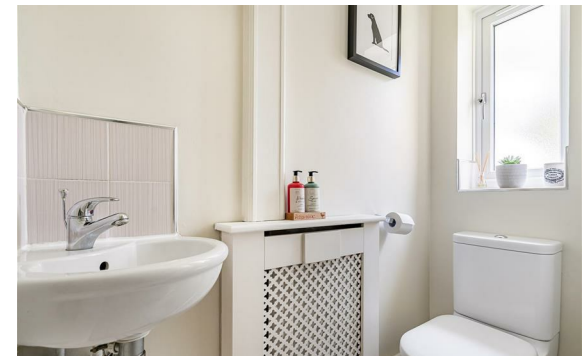
Comprising pedestal wash basin, low level WC, shower enclosure, fitted vanity unit and obscure glazed window to the side aspect.

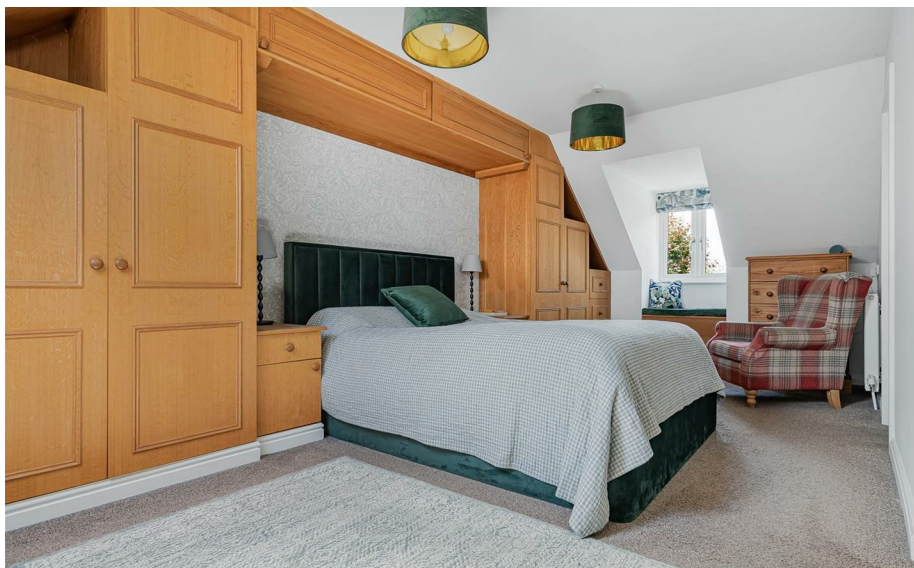
OUTSIDE

The property has a driveway providing off-street parking. The front garden is laid to lawn and there is gated access to the side and rear garden. Adjoining the rear of the property is a large Indian sandstone terrace, perfect for al fresco entertaining, with steps up to a central lawn with beds bordering and further seating areas. To the rear of the property there is a large shed providing useful storage and a further access gate to the garden.

VIEWINGS

By appointment through the Agents.



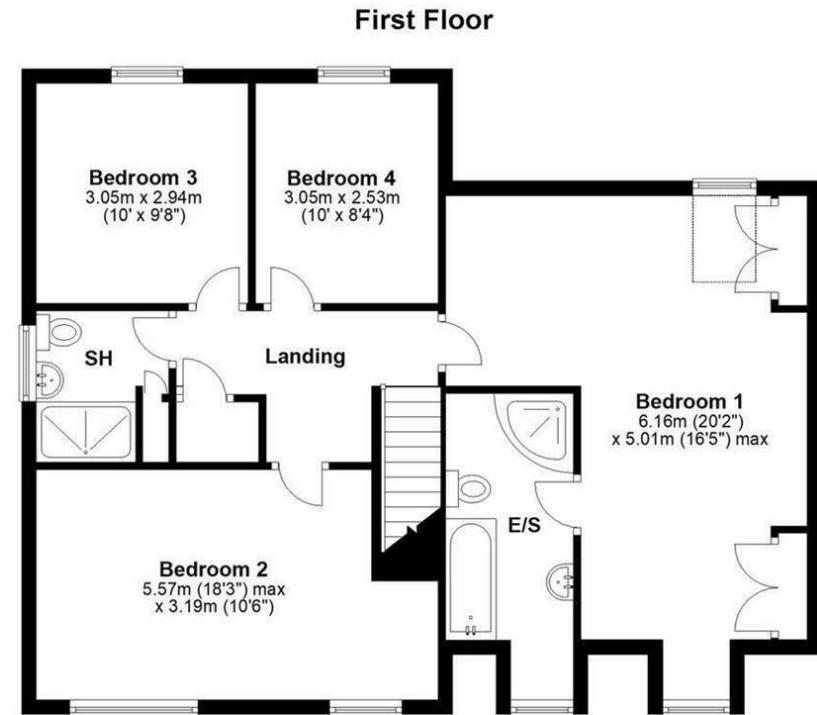
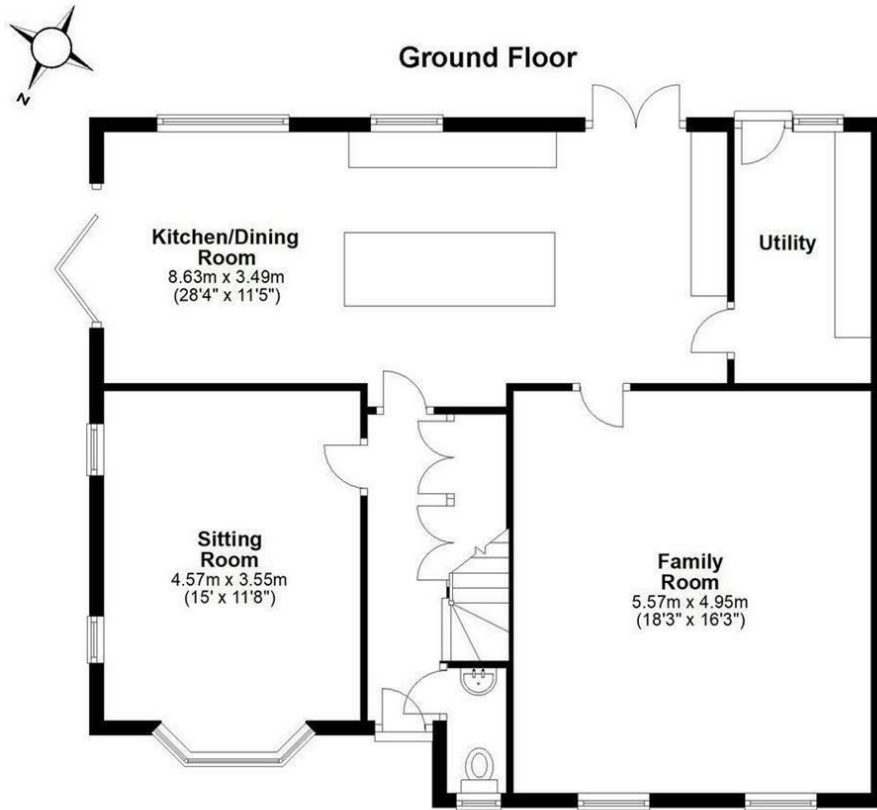


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £775,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford





Approx gross internal floor area 174 sqm (1875 sqft)

[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.

