



Bury Gardens, Elmdon, CB11 4LX

CHEFFINS

Bury Gardens

Elmdon,
CB11 4LX

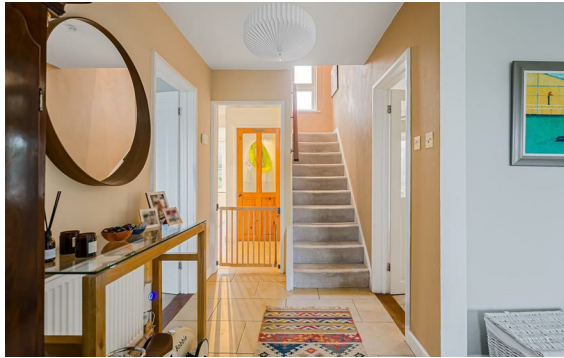
- Characterful detached home
- Open kitchen/diner
- Four bedrooms
- Bathroom and en suite to primary bedroom
- 0.26 of an acre plot
- Home office

A characterful former police house, set in a 0.26 of an acre plot with elevated views over the adjoining countryside. The property provides bright, well-proportioned accommodation, together with a charming rear garden and home office/studio.

4 2 4



Guide Price £875,000



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 HALL

Doors to adjoining rooms, staircase rising to the first floor and opening to:

FAMILY ROOM

Windows to the front and side aspects.

SITTING ROOM

Feature fireplace, bespoke fitted cabinetry and French doors opening to the rear garden.

STUDY

Window to the front aspect, fitted shelving and feature cast iron fireplace.

KITCHEN/DINER

The kitchen is fitted with a range of base units with oak worktops, space for range style cooker, ceramic sink unit, integrated dishwasher and space for American style fridge freezer. Built-in pantry cupboard with fitted shelving and window to the side aspect and a bespoke fitted wine cupboard in the dining area. Window to the rear aspect, Velux window providing a good degree of natural light and French doors to the side aspect opening to the garden. Doors to adjoining rooms.

UTILITY ROOM

Fitted with base and eye level units, space and plumbing for washing

machine and tumble dryer. Stable door to the side aspect and window to the front aspect. Door to plant cupboard.

SHOWER ROOM

Comprising low level WC, ceramic wash basin with vanity unit beneath and shower enclosure.

FIRST FLOOR

LANDING

Window to the rear aspect, access to the loft space and doors to adjoining rooms.

BEDROOM 1

Window to the front aspect, fitted wardrobes and door to:

EN SUITE

Comprising pedestal wash basin, shower enclosure with dual shower heads, free-standing bath, low level WC and heated towel rail. Window to the rear aspect.

BEDROOM 2

Windows to the front and side aspects.

BEDROOM 3

Windows to the side and rear aspects.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with dual head shower over, heated towel rail and window to the rear aspect.

OUTSIDE

A five-bar gate provides access to a block paved driveway providing off-street parking for several vehicles. The front garden is predominantly laid to lawn with beds bordering and there is gated side access to the rear garden. Adjoining the rear of the property is a sunken paved terrace for al fresco entertaining, with a retaining wall with raised beds bordering. The rest of the garden is predominantly laid to lawn with a vegetable garden with raised beds and a greenhouse.

HOME OFFICE STUDIO

Accessed via a pair of glazed doors, power and lighting connected. Door leading to a storage area, also with power and lighting connected.

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 | | |
| (55-68) D | | 63 |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Guide Price £875,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Uttlesford



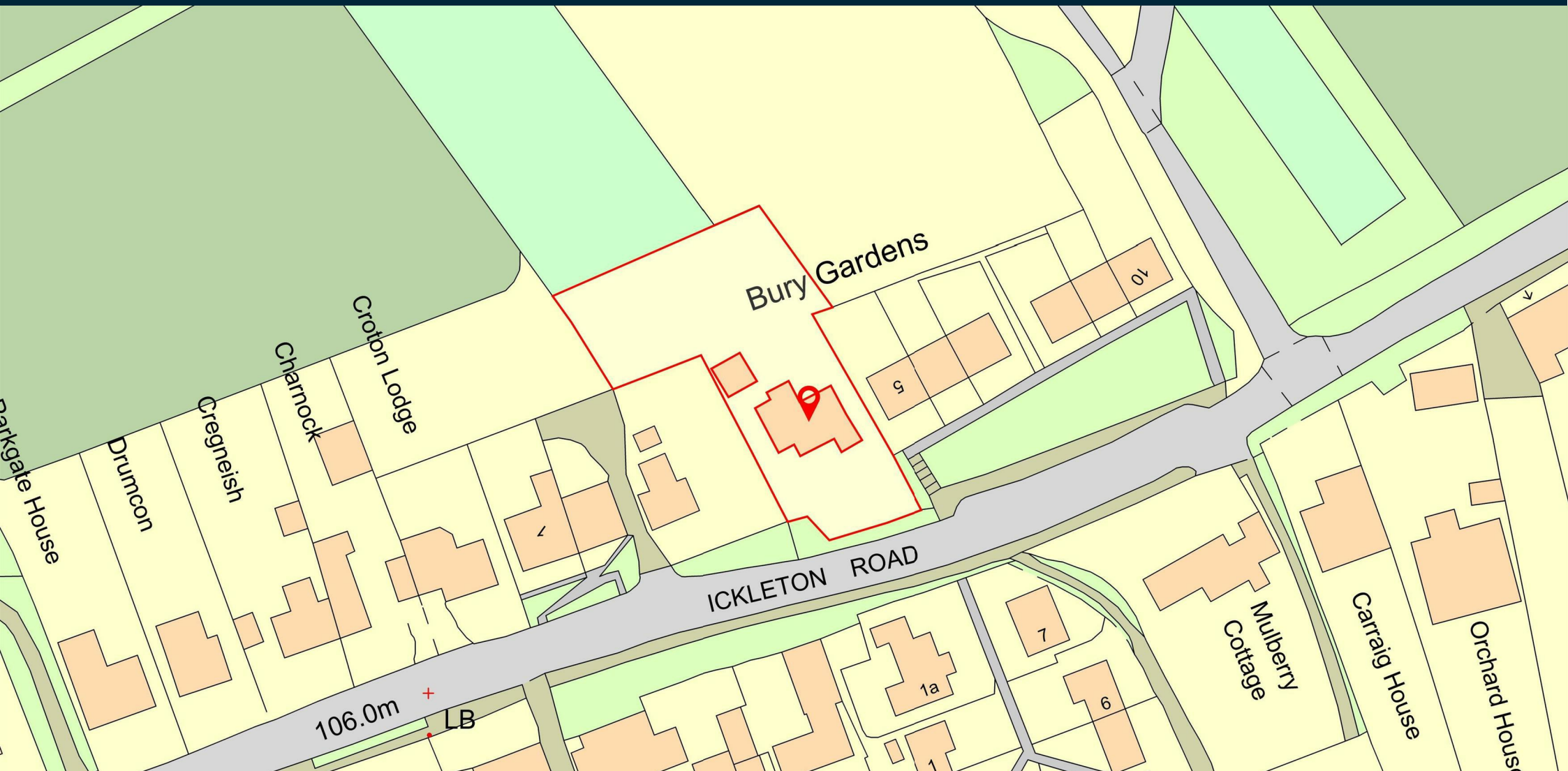
**Approximate Gross Internal Area 2078 sq ft - 193 sq m
(Excluding Outbuilding)**

Ground Floor Area 1096 sq ft – 102 sq m

First Floor Area 982 sq ft – 91 sq m

Outbuilding Area 97 sq ft – 9 sq m





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

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.

