



Pilgrim Close, Great Chesterford, CB10 1QG

**CHEFFINS**



## Pilgrim Close

Great Chesterford,  
CB10 1QG

A three double bedroom semi detached home set in a cul-de sac within this popular village with a mainline station. The property offers bright and well proportioned accommodation, together with a private rear garden, driveway and garage.

### 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.

3 2 2

**Guide Price £430,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door with glass panels, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

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

### SITTING ROOM

Sliding patio door to garden and French glazed doors to:-

### DINING ROOM

Understairs storage cupboard, concealed water softener and sliding door to garden.

### KITCHEN

Fitted with a matching range of base and eye level units with worktop over, stainless steel sink unit with mixer tap, electric oven, five ring gas hob with extractor hood over, window to the front aspect.

### UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, space and plumbing a washing machine and tumble dryer, window to the front aspect.

## FIRST FLOOR

### LANDING

Window to the front aspect and doors to adjoining rooms.

### BEDROOM 1

Window to the rear aspect, wardrobe with mirrored sliding doors, door to:-

## EN-SUITE SHOWER ROOM

Comprising shower enclosure, vanity wash hand basin and low level WC, laundry cupboard and obscure window to the front aspect.

### BEDROOM 2

Window to the front aspect and built-in wardrobe.

### BEDROOM 3

Window to the rear aspect and storage cupboard.

## BATHROOM

Comprising panelled bath with shower over, part-tiled wall, pedestal wash hand basin with tiled splashback, low level WC and obscure window to the side.

## OUTSIDE

To the front of the property is a driveway providing off-street parking for three cars with the addition of a double garage to the side which can be accessed via the south facing garden. The rear garden is a particular feature of the property with decking and gravel areas plus attractive planting. The property is set in a cul-de-sac with a small communal childrens' play area in the centre.

## GARAGE

A special feature of the property is the garage with added storage and access from the garden.

## VIEWINGS

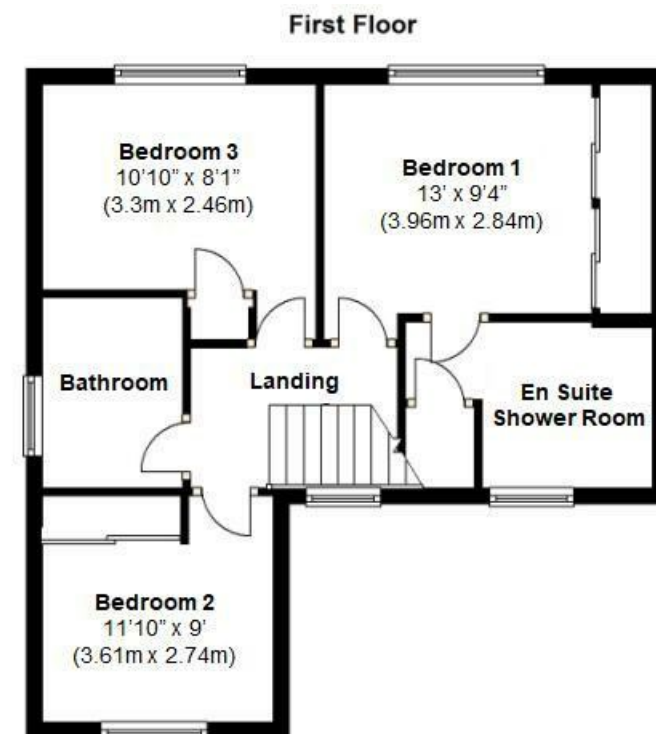
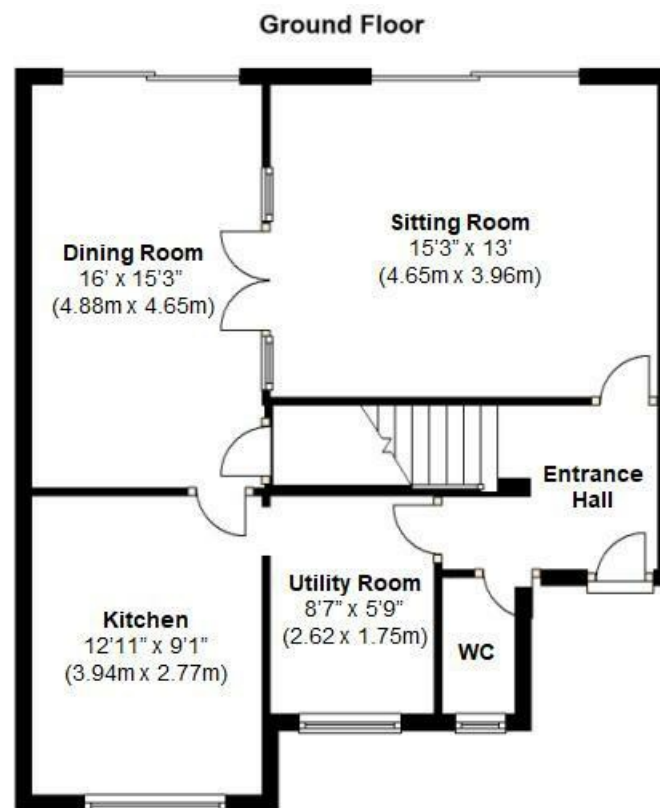
By appointment through the Agents.





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>		
(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 2002/91/EC	

Guide Price £430,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – Uttlesford



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.

