



Carmen Street, Great Chesterford, CB10 1NR

**CHEFFINS**

## Carmen Street

Great Chesterford,  
CB10 1NR

5 2 2

**Guide Price £750,000**

- Unlisted character cottage
- Beautifully presented throughout
- Reception room with double-sided fireplace
- Charming country kitchen
- Private garden
- Sought-after village

An unlisted cottage set in a highly sought-after and well-served village, enjoying a number of period features, together with a private garden and off-street parking.





## LOCATION

Great Chesterford is one of the area's most sought after villages with its outstanding range of local amenities including Days bakery and shop, a fine church, a large recreation/sports ground with cricket ground, football, tennis courts and skate park, a hotel/restaurant and two pubs, a community centre, primary school and a new purpose-built nursery to be opened soon. In addition, the village has 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

Accessed via a glazed, hardwood entrance door with covered porch/storage area and log store. The split level entrance hall has an open tread staircase rising to the first floor, together with exposed timbers, built-in airing cupboard with shelving and storage cupboard with space for tumble dryer and housing the gas fired boiler.

### KITCHEN/BREAKFAST ROOM

The kitchen comprises a range of base and eye level units with worktop space over, sink unit, hob, built-in eye level double oven, space for fridge freezer, dishwasher and washing machine. A pair of windows provide a good degree of natural light and views on to the garden. The breakfast/dining area enjoys views over the garden via a box bay window with fitted window seat and storage below. A glazed stable door provides access to the outdoor space.

### GROUND FLOOR SHOWER ROOM

Comprising low level WC, wash basin, shower enclosure and windows to the side and front aspects.

### STUDY/SNUG

A charming room with obscure glazed window to the rear aspect, exposed timbers and staircase rising to the first floor.

### RECEPTION ROOM

A versatile living space with a double sided central fireplace with exposed brickwork and floorboards. A pair of windows provide a good degree of natural light.

### GROUND FLOOR BATHROOM

Comprising panelled bath, low level WC, wash basin and obscure glazed window.

## FIRST FLOOR

### LANDING

Accessed via the staircase from the study. Doors to adjoining rooms.

### BEDROOM 1

A dual aspect room with views over paddocks and open countryside to the front. Door leading to Bedroom 2.

### BEDROOM 3

Window to the rear aspect.

### BEDROOM 4

Large Velux window to the front aspect enjoying a pleasant outlook over paddocks and countryside beyond.

## SECOND LANDING

Accessed via the staircase from the entrance hall. Window to the front aspect and doors to adjoining rooms.

### BEDROOM 2

A dual aspect room enjoying a good degree of natural light and pleasant views. Door to Bedroom 1.

### STUDY/BEDROOM 5

Window to the rear aspect and overstairs storage cupboard.

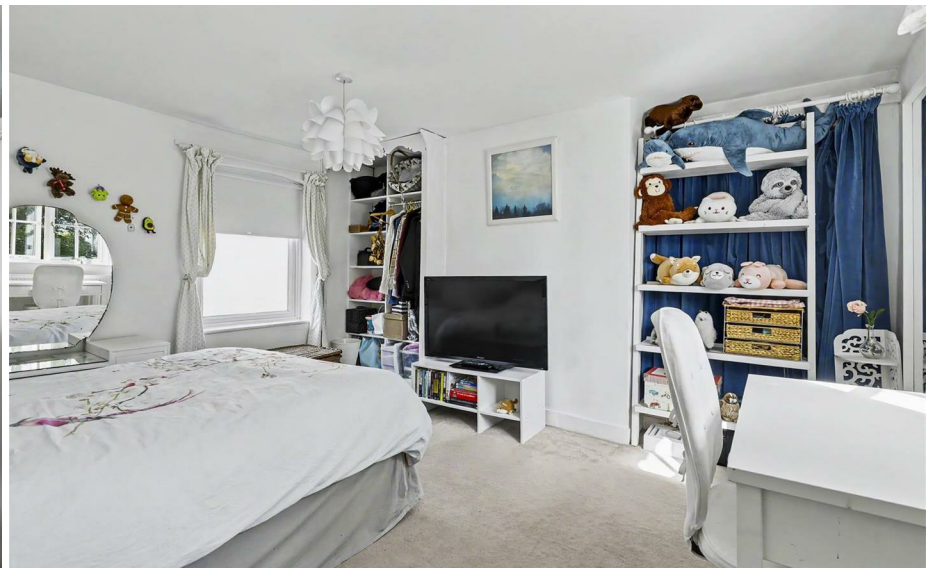
## OUTSIDE

The property enjoys a mature, private garden which is mainly laid to lawn with a timber shed and terrace adjoining the kitchen/breakfast room. In addition there is an off-street parking space, together with on-street parking. The property is conveniently placed within walking distance of the local amenities.

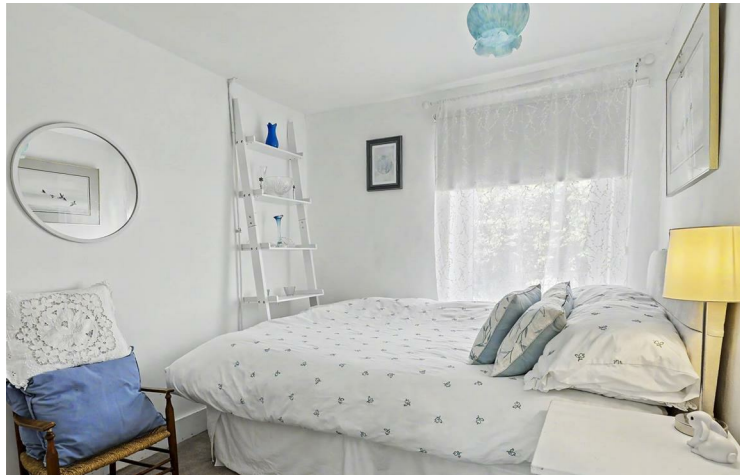
## VIEWINGS

By appointment through the Agents.





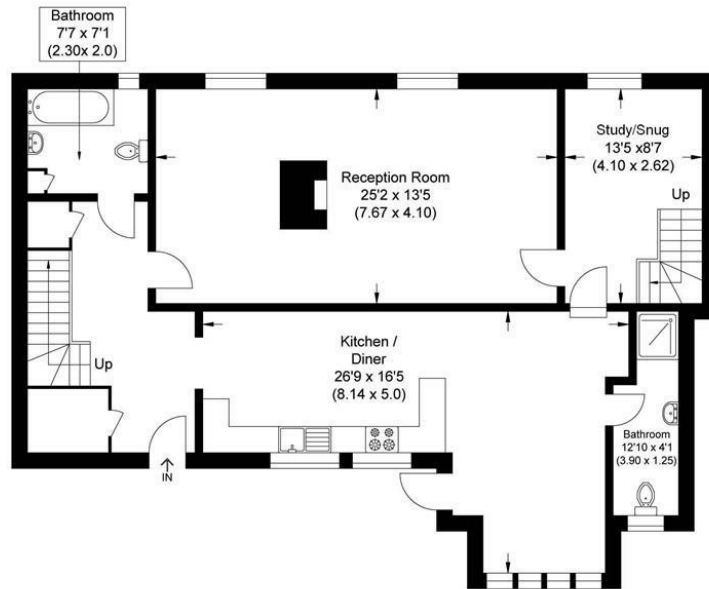
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



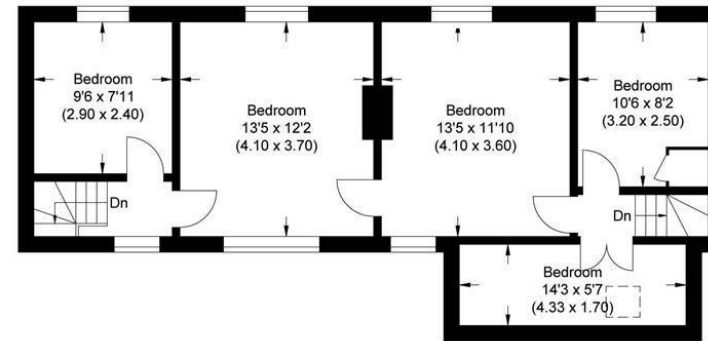
Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford



Approximate Gross Internal Area  
156.27 sq m / 1682.07 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

[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.

