



St. Nicholas Field, Berden, CM23 1AX

CHEFFINS

St. Nicholas Field

Berden,
CM23 1AX

4 2 3

Guide Price £775,000

- Extended four bedroom home
- Refitted kitchen
- Four bedrooms
- Bathroom and en suite shower room to bedroom one
- Driveway and double garage
- Private garden

An extended four-bedroom home located in a sought-after residential area. The property has been fully refurbished throughout and provides bright, well-presented living space. It also benefits from ample off-street parking, a double garage and a private rear garden.





LOCATION

The picturesque village of Berden is surrounded by rolling countryside and is within 2 miles of the supermarket at Clavering. The busy market town of Saffron Walden is only 9 miles away and offers an excellent range of amenities, multiple shopping facilities, schooling for all ages and many sporting facilities. Berden is only 7 miles from Bishop Stortford which again has all the similar facilities mentioned above. The M11 intersection, just outside the town offers connections to London and the M25 orbital motorway. London's third international Airport is at Stansted.

GROUND FLOOR**ENTRANCE HALL**

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

CLOAKROOM

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

STUDY

Window to side aspect.

LIVING ROOM

Dual aspect with windows to the side and rear together with French doors accessing the garden. A particular feature of the room is the brick open fireplace.

UTILITY ROOM

Fitted with base and eye level units with worktop over, stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer. Partially glazed external door.

KITCHEN DINER

The kitchen features base and eye-level units topped with Minerva worktops, Smeg five-ring induction hob with extractor over, electric double

oven, full height fridge and freezer, dishwasher, stainless steel sink with mixer tap and a breakfast bar. The dining area has a lantern light with a side window and French doors that open to the rear garden.

FIRST FLOOR**LANDING**

Window to the side aspect, access to the loft space together with airing cupboard and doors to adjoining rooms.

BEDROOM 1

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

EN SUITE SHOWER ROOM

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

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with overhead shower attachment, tiled walls, heated towel rail and an obscure glazed window to the front aspect.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the side aspect, fitted wardrobe.

BEDROOM 4

Window to the side aspect, fitted wardrobe.

OUTSIDE

A gravelled driveway offers off-street parking for multiple vehicles and leads to a double garage. Gated side access opens to a rear garden featuring a central lawn, raised beds and a pergola-covered deck, perfect for alfresco entertaining. A large shed sits behind the garage, adjacent to a pathway and gravelled area, complete with a raised bed and oil storage tank.

DOUBLE GARAGE

Fitted with an up and over door, power and lighting connected, window to the side aspect and door leading directly into the garden.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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

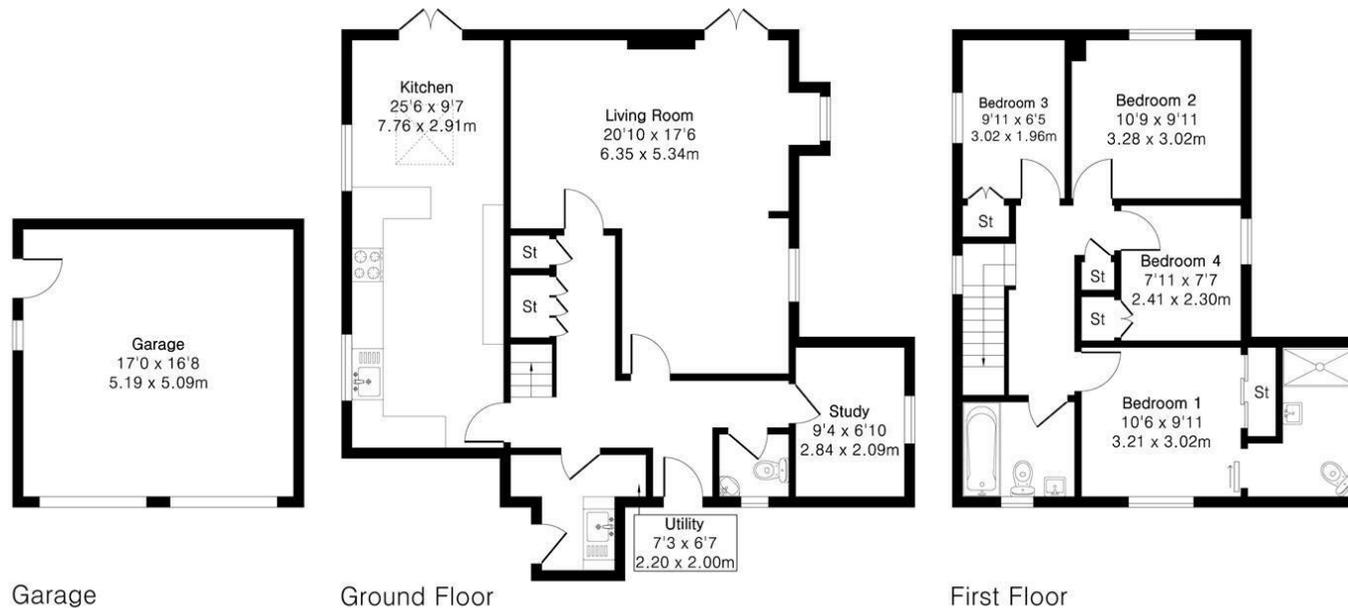


**Approximate Gross Internal Area 1416 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 284 sq ft – 26 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.

