Burns Way, Thaxted, CM6 2FH

CHEFFINS

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Burns Way

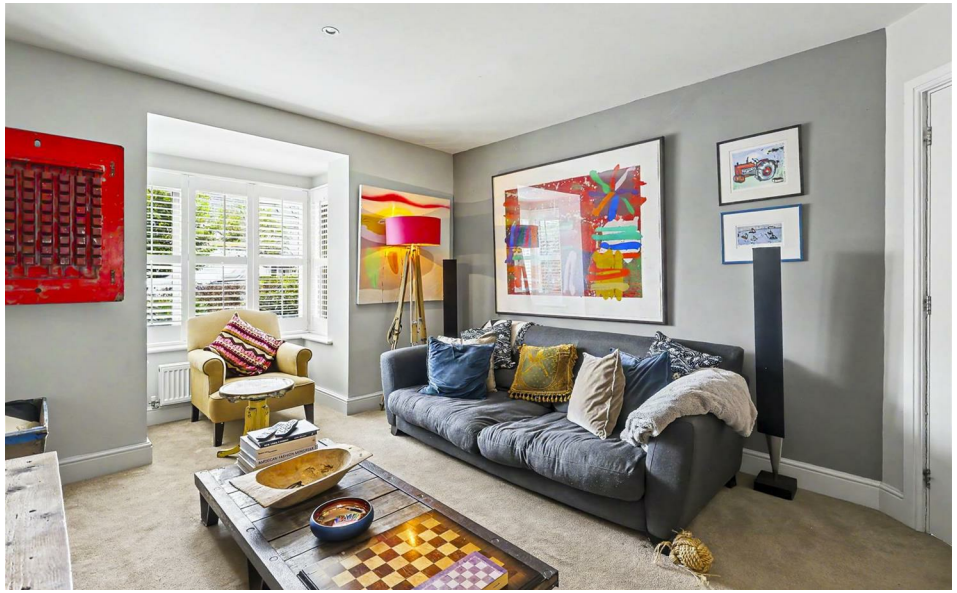
Thaxted,
CM6 2FH

4 2 2

Guide Price £495,000

- Offered chain free
- Beautifully presented throughout
- Four bedrooms
- Principal bedroom with en suite
- Private landscaped garden
- Detached garage & driveway

A beautifully presented and attractive four bedroom home offering well-appointed stylish accommodation throughout together with a private garden with outdoor entertaining space, off-street parking and garage. Offered chain free.



LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

GROUND FLOOR

ENTRANCE HALL
Obscure glazed entrance door, staircase rising to first floor with understairs storage cupboard and doors to adjoining rooms.

SITTING ROOM
Box bay window to the front aspect with fitted shutters.

KITCHEN/DINING LIVING AREA
A contemporary living space enjoying a good degree of natural light via full-height glazed panels and doors providing access onto the adjoining terrace, together with two large skylights. An additional glazed door to the side aspect provides access onto the driveway and outdoor space. The kitchen is fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, gas hob, double oven, integrated fridge freezer, dishwasher and washing machine.

CLOAKROOM
Comprising WC with hidden cistern and wash basin.

FIRST FLOOR

LANDING
Hatch providing access to the loft space, cupboard housing the gas fired boiler and slatted shelving and doors to adjoining rooms.

PRINCIPAL BEDROOM
Double glazed window to the rear aspect overlooking the garden, built-in wardrobe with mirrored sliding doors and door to:-

EN SUITE
Comprising shower enclosure, WC with hidden cistern, vanity wash basin and heated towel rail.

BEDROOM TWO
A spacious, dual aspect room with windows to the front and rear aspects.

BEDROOM THREE
Large window to the front aspect.

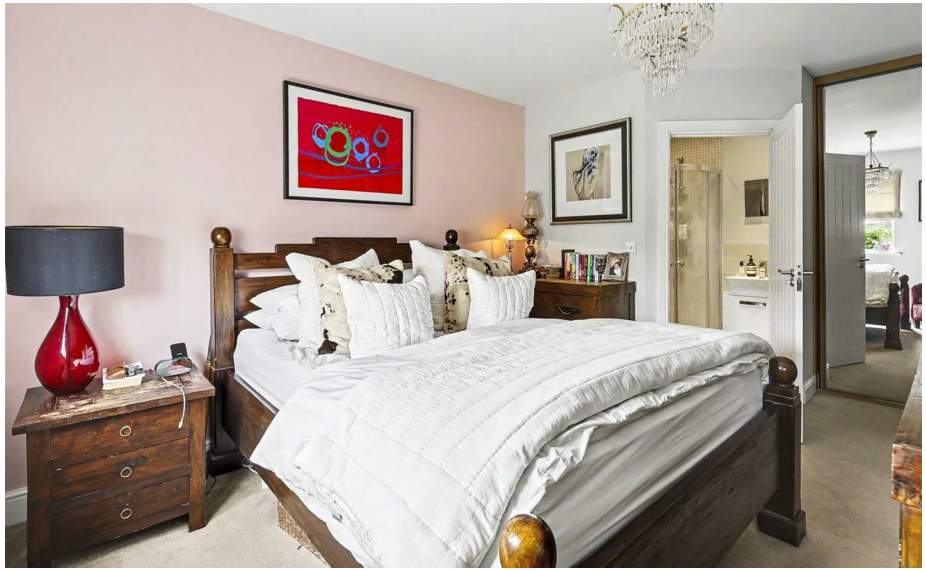
BEDROOM FOUR
Window to the rear aspect.

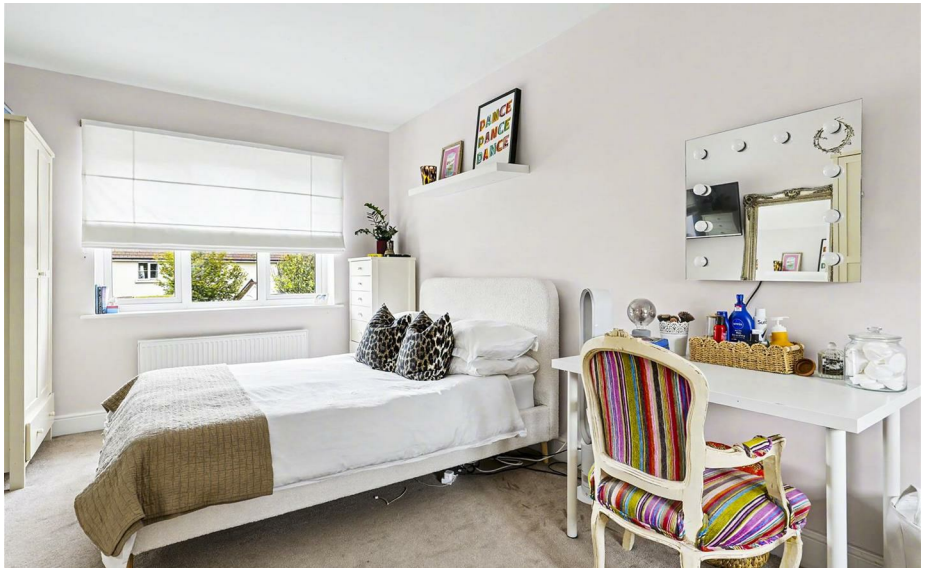
BATHROOM
Comprising panelled bath with hand-held shower attachment, WC with hidden cistern, vanity wash basin, heated towel rail and obscure glazed window with fitted shutters.

OUTSIDE
The property is set in an attractive residential development and Number 15 is set back from the road and accessed via the shared block-paved driveway with a block-paved path leading to the front door with box hedging around the front garden. To the side of the property is a covered parking space with further parking in turn leading to the garage. Adjoining the rear of the property is a paved terrace which is ideal for outdoor entertaining together with a pizza oven area and a garden mainly laid to lawn with a further gravelled entertaining space at the top where the current owners often use as a outdoor cinema space in the summer evenings.

GARAGE
Fitted with an up and over door, power and lighting connected, eaves storage space and door to the rear providing access to the garden. The garage offers scope for full or part-conversion to additional accommodation subject to requirements and relevant planning and approval.

VIEWINGS
By appointment through the Agents.

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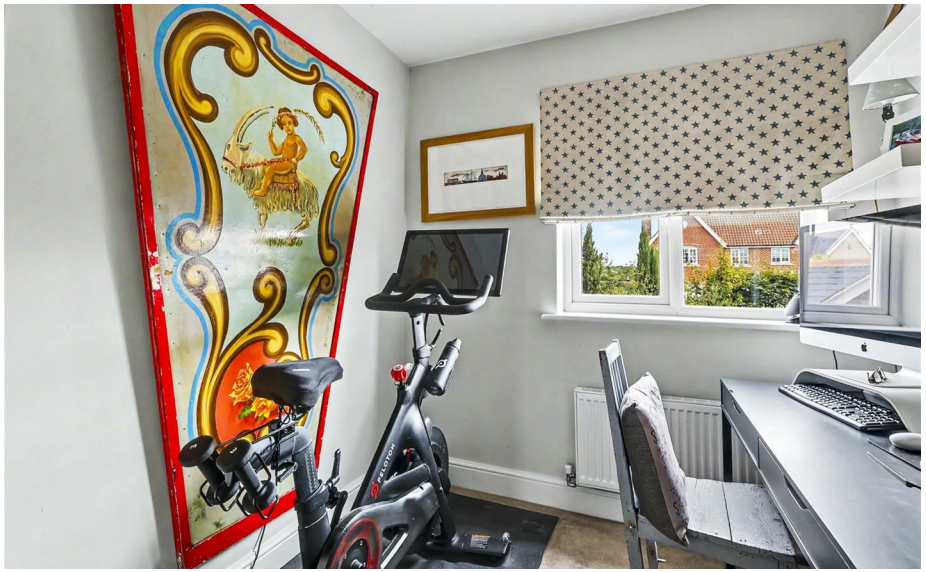

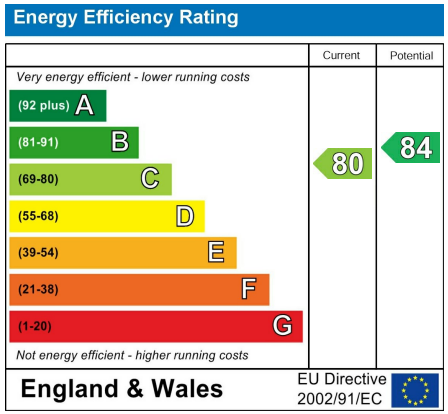

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Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford

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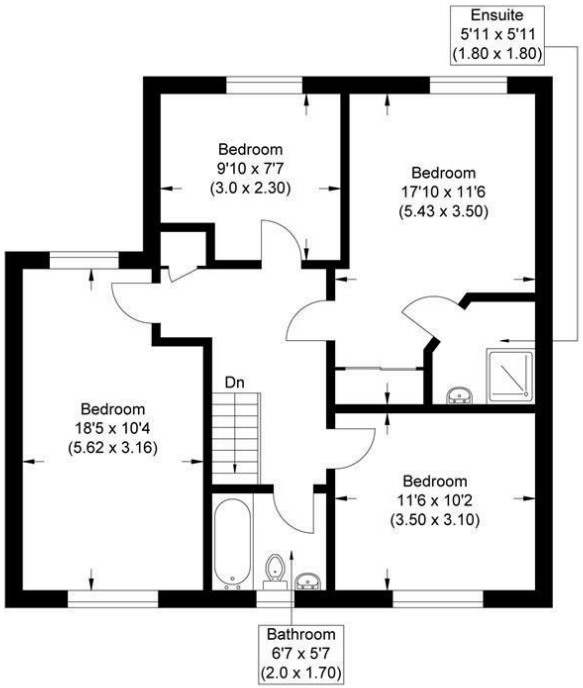
Approximate Gross Internal Area
135.11 sq m / 1454.31 sq ft
(Excludes Garage)
Garage Area 21.0 sq m / 226.04 sq ft

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.

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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.

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