



South Street, Great Chesterford, CB10 1NW

**CHEFFINS**

## South Street

Great Chesterford,  
CB10 1NW

- Popular village location
- Four bedrooms
- Driveway and garage
- Two reception rooms
- Strong commuter links
- Refitted kitchen and bathroom

An extended and refurbished four-bedroom family home located in the heart of this sought after village. The property offers bright and beautifully presented accommodation, along with ample off-street parking, a garage, and a landscaped rear garden.

4 1 2

**Guide Price £525,000**





## 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.

## GROUND FLOOR

### ENTRANCE HALL

Obscure half glazed entrance door together with adjoining obscure full-height window, staircase rising to first floor with understairs storage cupboard beneath, doors to adjoining rooms.

### WC

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

### KITCHEN

Fitted with a range of base and eye level units with quartz worktops over, butler sink unit, Bosch double oven with induction hob and overhead extractor above, integrated fridge freezer, dishwasher, microwave, underfloor heating and windows to the front and side aspects.

### LIVING ROOM

Feature fireplace with bespoke fitted cabinets, sliding glazed doors out to the garden and window to the side aspect.

## DINING ROOM

Window to the rear aspect and partially glazed external door.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and staircase rising to the second floor.

### BEDROOM ONE

A room flooded with natural light via windows to the rear aspect together with a vaulted section of Velux skylights

### BEDROOM THREE

Windows to the front aspect.

### BEDROOM FOUR

Windows to the rear aspect.

### FAMILY BATHROOM

Comprising pedestal wash basin, low level WC, panel bath with shower attachment, separate shower unit, heated towel rail and obscure glazed windows to the front aspect.

## SECOND FLOOR

### LANDING

A useful storage area with Velux window and door to:-

## BEDROOM TWO

Velux window to the rear aspect and useful eaves storage space.

## OUTSIDE

A driveway to the front of the property provides off-street parking and leads to the garage. Gated access leads to the rear garden which features a paved Indian sandstone terrace area, perfect for alfresco entertaining, with the remainder of the garden being predominately laid to lawn with beds bordering and hedges which provide a good degree of seclusion.

## GARAGE

Fitted with up and over door, power and lighting supply. Window and partially glazed door to the side aspect.

## 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 |         |           |
| England & Wales                             | 75      | 80        |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £525,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

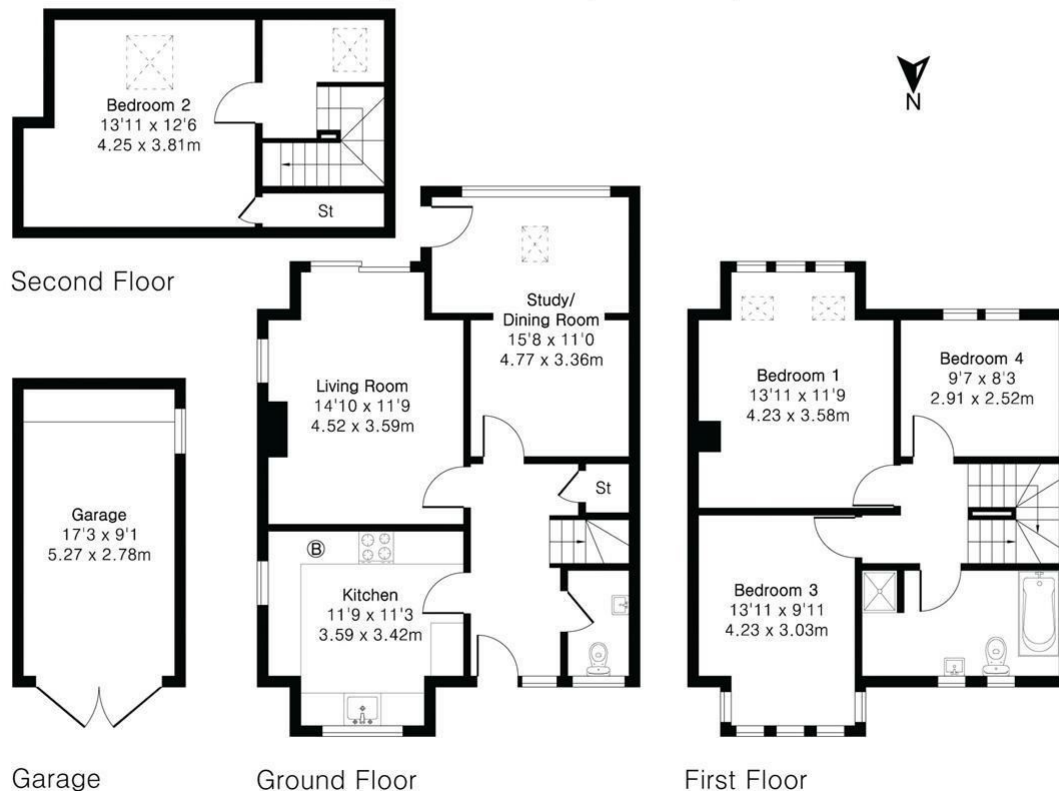
## Approximate Gross Internal Area 1370 sq ft - 127 sq m (Excluding Garage)

Ground Floor Area 600 sq ft - 56 sq m

First Floor Area 510 sq ft - 47 sq m

Second Floor Area 260 sq ft - 24 sq m

Garage Area 158 sq ft - 15 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](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.