



Lincoln Gardens, Thaxted, CM6 2FU

**CHEFFINS**

## Lincoln Gardens

Thaxted,  
CM6 2FU

- Detached four bedroom home
- Four reception rooms
- Kitchen/breakfast room
- Bathroom and en suite to primary
- Driveway and garage
- Landscaped garden
- Within walking distance of Thaxted Primary School (Ofsted rating 'Good')

An extended four bedroom home located in a popular residential location. The property features bright, well-proportioned living spaces, along with a landscaped rear garden, driveway and garage.



**Guide Price £625,000**





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a good 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

Entrance door, staircase rising to the first floor with understairs cupboard, built-in coats cupboard and doors to adjoining rooms.

### SITTING ROOM

Accessed via double doors, window to the front and box bay window to the side aspect, feature fireplace with bio-ethanol burner.

### STUDY

Window to the front aspect.

### FAMILY ROOM

French doors opening to the rear garden and door to:

### PLAY ROOM/GYM

Window to the rear aspect.

### CLOAKROOM

Comprising low level WC and ceramic wash basin with vanity unit beneath.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with stainless steel sink, four ring gas hob with extractor hood over, integrated fridge freezer, double oven and dishwasher. Window to the side aspect and French doors opening to the rear garden.

## FIRST FLOOR

## LANDING

Doors to adjoining rooms, built-in airing cupboard and access to the loft space.

### BEDROOM 1

Windows to the side and rear aspects. Opening to:

### DRESSING ROOM

Fitted with shelves, rails, drawers and vanity unit. Door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure, heated towel and obscure glazed window to the side aspect.

### BEDROOM 2

Windows to the front and side aspects.

### BEDROOM 3

Window to the front aspect and fitted wardrobe.

### BEDROOM 4

Window to the rear aspect and fitted wardrobe.

### BATHROOM

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

### OUTSIDE

The property has a block paved driveway providing off-street parking for several vehicles and access to

the garage. There is gated side access to the rear garden which is predominantly laid to lawn with a raised decking. Adjoining the rear of the property is an Indian sandstone terrace, perfect for al fresco entertaining.

### GARAGE

Two up and over doors. One side of the garage has been converted into the play room/gym. Window to the rear aspect and personal door opening to the rear garden.

### AGENT'S NOTE

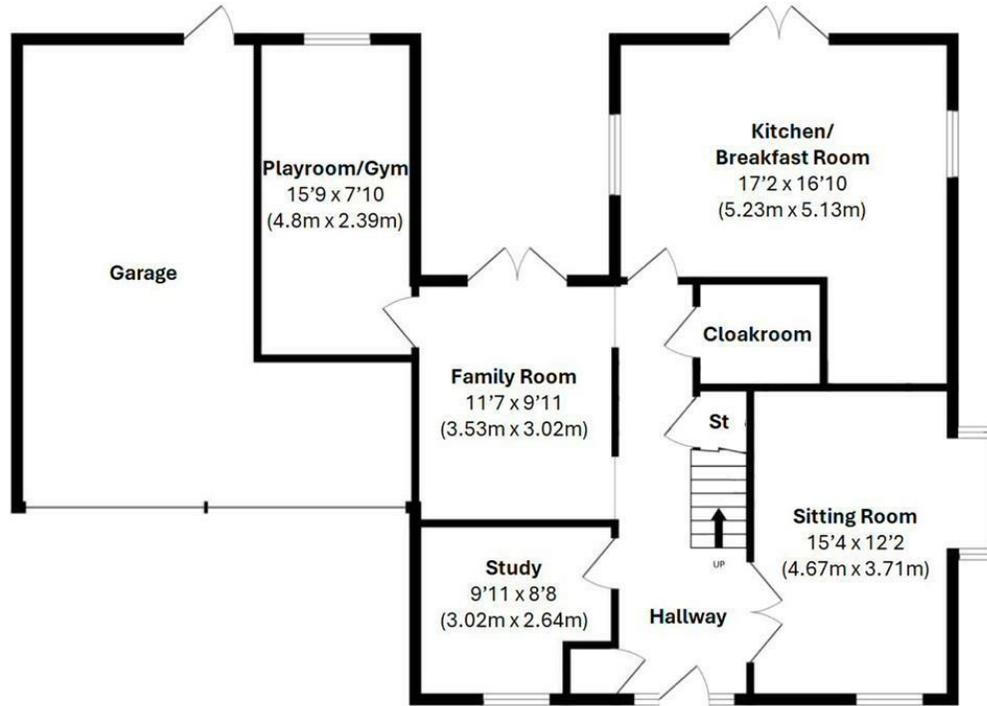
There is an annual Estate Management Charge payable - amount to be confirmed.

### VIEWINGS

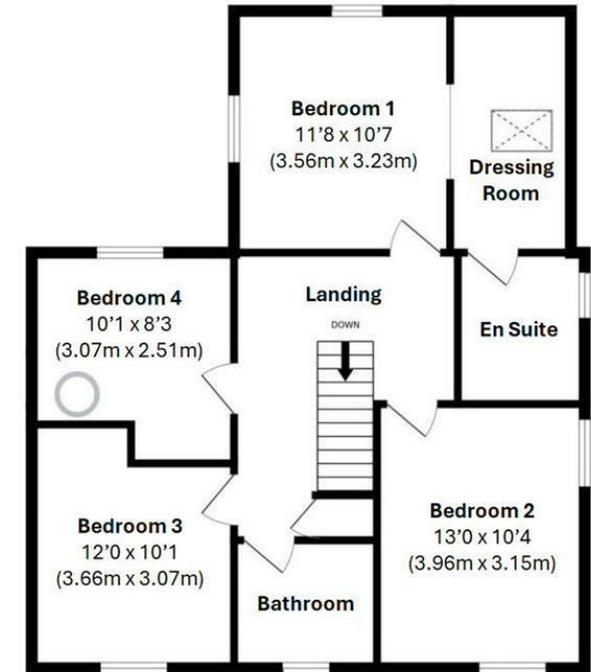
By appointment through the Agents.



**Ground Floor**  
1,220 sqft (113.3 sqm) approx.



**First Floor**  
762 sqft (70.8 sqm) approx.



**TOTAL FLOOR AREA: 1,892 sqft (184.1 sqm) approx.**

Energy Efficiency Rating	
Current	Potential
85	93
<small>Very energy efficient - lower running costs</small> (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> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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Tenure - Freehold

Council Tax Band - F

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>.

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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.