



Stanley Road, Great Chesterford, CB10 1QB

CHEFFINS

Stanley Road

Great Chesterford,
CB10 1QB

- Modern link-detached home
- No-through road
- Beautifully presented throughout
- Solar water heating
- Private south facing garden with detached home office/studio
- Garage and driveway
- Highly sought-after village

An attractive, three bedroom house set in a no-through road. The property enjoys beautifully presented accommodation and has been further enhanced from the original specification to include a useful, detached home office/studio.

3 2 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 double glazed entrance door and staircase rising to the first floor with understairs storage cupboard with fitted shelving.

CLOAKROOM

A spacious cloakroom, refitted with vanity wash basin with cupboards below, WC with hidden cistern and obscure double glazed window.

SITTING ROOM

Wide double glazed window to the front aspect overlooking the street scene. Open plan to:

KITCHEN/DINING ROOM

The kitchen comprises an extensive range of base and eye level units with worktop space over, incorporating breakfast bar area, sink unit, oven and hob, integrated fridge freezer and washing machine. Double glazed window to the rear aspect and a pair of double glazed doors providing views and access to the terrace and garden.

FIRST FLOOR

LANDING

Airing cupboard housing the pressurised hot water cylinder and further built-in storage cupboard.

BEDROOM 1

Double glazed window to the front aspect and door to:

EN SUITE

Comprising shower enclosure, WC with hidden cistern and wash basin.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

BATHROOM

Suite comprising panelled bath with shower over, WC with hidden cistern, wash basin and obscure double glazed window.

OUTSIDE

The property is set within a no-through road with a lawned garden to the front and pathway leading to the front door. To the side is a block paved driveway providing off-street parking and access to the adjoining garage. Adjoining the rear of the property is a paved terrace with a south facing lawned garden beyond and personal door to the garage. To the rear of the garden is a useful garden studio which provides an excellent, versatile space providing a number of uses, including studio, gym or

home office, with power points, heating and a number of full height double glazed panels with fitted blinds.

GARAGE

An oversized garage with up and over door providing vehicular access from the driveway. The garage also offers scope for full or part conversion, dependent upon needs and relevant approval, together with useful eaves storage space, power and lighting connected.

AGENT'S NOTES

Annual Estate Charge - £259.62 for 2024

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

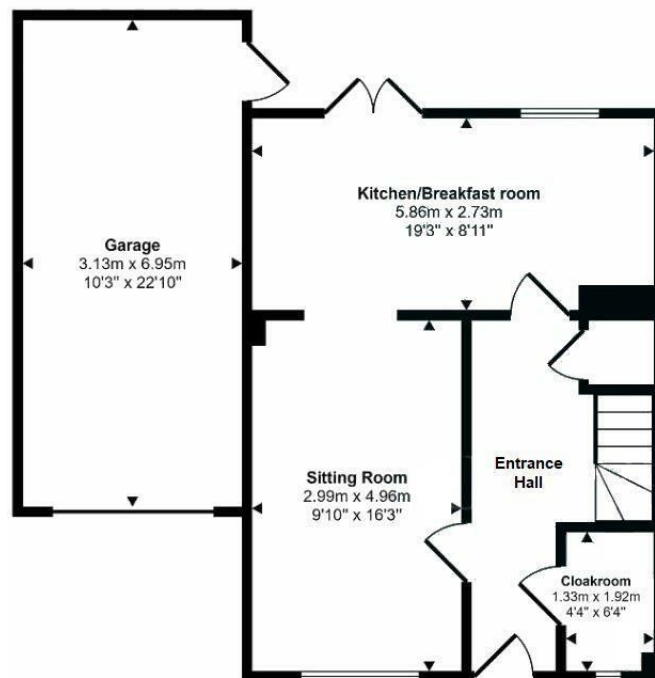
Guide Price £525,000

Tenure - Freehold

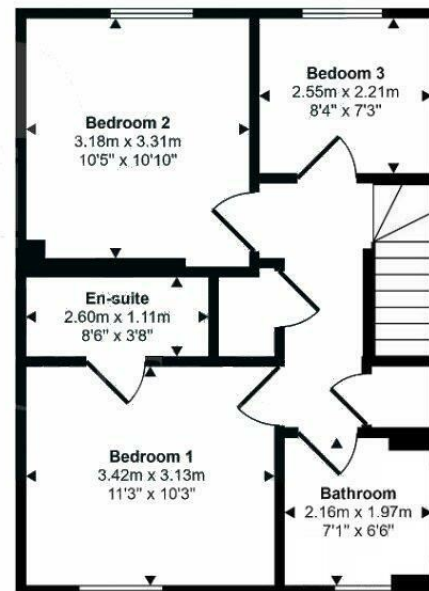
Council Tax Band - E

Local Authority - Uttlesford

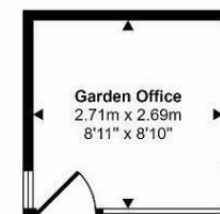
Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 68 sq m / 735 sq ft



First Floor
Approx 46 sq m / 499 sq ft



Garden Office
Approx 7 sq m / 78 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.



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.

CHEFFINS