



Eldridge Close, Clavering, CB11 4FZ

**CHEFFINS**



## Eldridge Close

Clavering,  
CB11 4FZ

- No onward chain
- Detached
- Three double bedrooms
- Garage and driveway
- Tucked away position
- Landscaped garden

A well appointed and stylish detached home positioned in a tucked away location within the village. The property offers bright and well proportioned living accommodation throughout and enjoys mature, landscaped gardens together with driveway parking and adjoining garage. Offered chain free.

3 2 1

**Guide Price £550,000**





## LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.



## GROUND FLOOR

### ENTRANCE HALL

Entrance door with two inset glass panels, stairs rising to the first floor with understairs storage and doors to adjoining rooms.

### LIVING ROOM

Dual aspect with double glazed windows to the front and side with the addition of double glazed patio doors leading directly into the garden.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC with hidden cistern, obscure double glazed window to the front aspect.

### KITCHEN/DINING ROOM

Dual aspect with double glazed windows to the front and side and fitted with a range of base and eye level units with worktop space over and consisting of electric range master oven with five ring induction hob with cooker extractor above, stainless steel sink with mixer tap, integrated dishwasher, washing

machine, microwave, fridge and freezer, tiled floor.

### FIRST FLOOR

Doors to adjoining rooms.,

### BEDROOM 1

Double glazed window to the side aspect. Door to:-

### EN SUITE

Comprising walk-in shower enclosure, ceramic wash basin, low level WC with hidden cistern, heated towel rail, part-tiled walls and tiled floor, obscure double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the side aspect.

### BEDROOM 3

Double glazed window to the front aspect, built-in storage cupboard.

### BATHROOM

Comprising panel bath with shower attachment above, low level WC with hidden cistern, ceramic wash basin, heated towel rail, tiled floor, obscure double glazed window to the front aspect.

## OUTSIDE

A paved walkway leads to the front door, complemented by a block-paved driveway for one vehicle. The garden features a lush lawn surrounded by mature shrubs and flowers. At the rear, a beautifully landscaped garden includes a part-patio, additional lawn, and raised sleeper beds filled with mature plants. There's also a greenhouse/timber storage shed and side access to the garage.

## GARAGE

Fitted with an up and over door, power supply connected.

## AGENT'S NOTES

There is an Estate Management charge of £260 p.a.

## VIEWINGS

By appointment through the Agents.



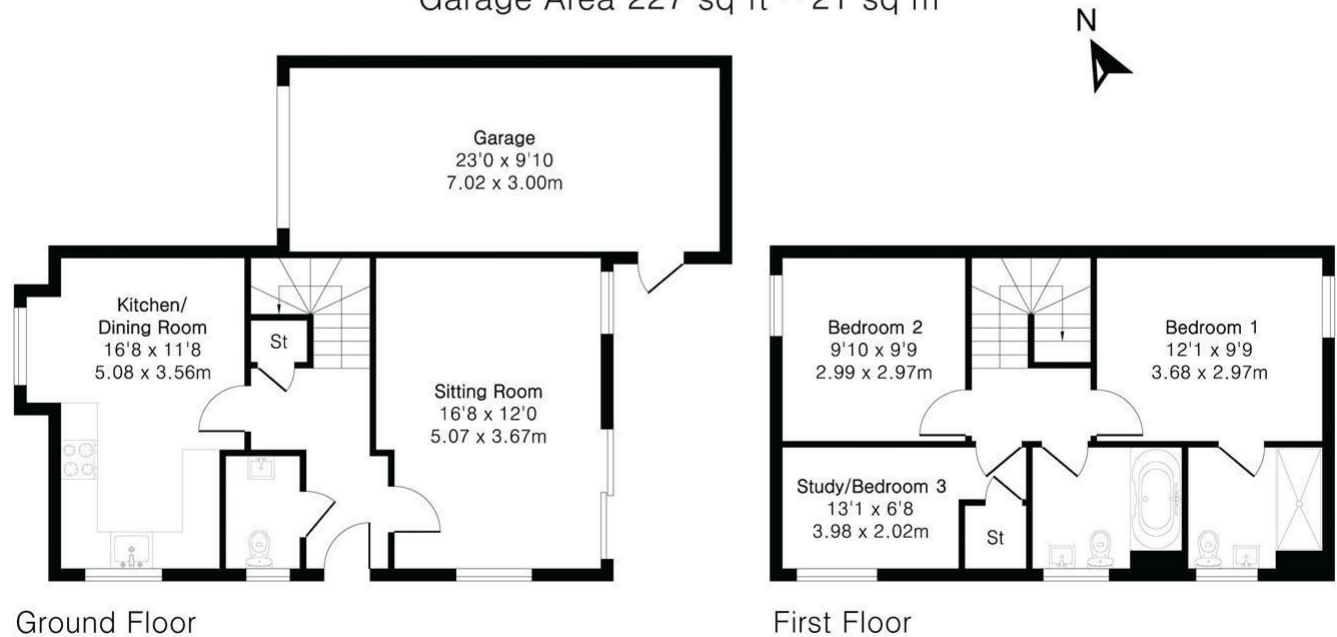


**Approximate Gross Internal Area 972 sq ft - 91 sq m  
(Excluding Garage)**

Ground Floor Area 491 sq ft – 46 sq m

First Floor Area 481 sq ft – 45 sq m

Garage Area 227 sq ft – 21 sq m



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		
EU Directive 2002/91/EC		
England & Wales		

Guide Price £550,000

Tenure – Freehold

Council Tax Band – E

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.

