



52 Stanley Road, Great Chesterford
CB10 1QB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

52 Stanley Road

Great Chesterford | Essex | CB10 1QB

Guide Price £460,000

- A well presented three bedroom, two bathroom link detached home
- Open plan dining/living room
- Principal bedroom with ensuite
- Detached garage with light and power
- Good size rear garden
- Off road parking
- Popular village location
- EPC: B

The Property

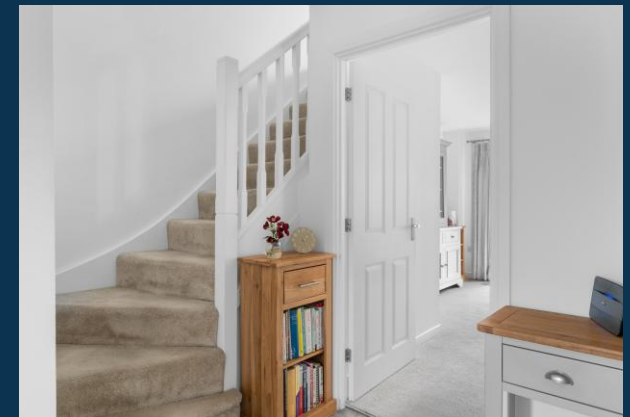
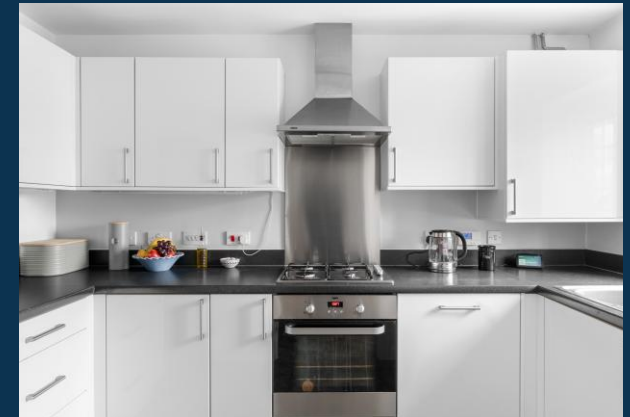
A superb link-detached three-bedroom, two-bathroom property ideally located within walking distance of the village amenities whilst enjoying off-road parking, garage and good size garden.

The Setting

Stanley Road is ideally located on the edge of the charming village of Great Chesterford, on the outskirts of Essex. The property is well situated for those needing to commute, with easy access to mainline railway stations into London Liverpool Street and Cambridge, and excellent road links via the A11 and M11, Stansted Airport, the M25 and London. The village has a thriving local community and excellent amenities including a primary school, doctor's surgery, two public houses, a hotel, and a very good shop/bakery selling locally sourced meat, fish and vegetables, as well as delicatessen/store cupboard produce. The picturesque market town of Saffron Walden is only 4 miles away offering a wide range of shops, cafes and restaurants, and Cambridge, Addenbrooke's Hospital and the high-tech industries are all just a short distance away. There is excellent secondary schooling in the area, including Newport Grammar and Saffron Walden County High, as well as the many renowned independent schools in Cambridge. A local bus service runs daily to Cambridge and Saffron Walden.

The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, cloakroom with W.C and wash hand basin and door to the sitting room. An opening leads to the kitchen with window to front aspect, fitted with a range of eye and base level units with complimentary work surface over and inset sink. Integrated appliances include gas hob with extractor fan over, electric oven and dishwasher. There is space and plumbing for a washing machine and fridge/freezer. The open plan dining/living area, filled with natural light from a window and double doors providing access to the rear garden. In addition, there is an understair storage cupboard.





The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. A generous principal bedroom is a particular feature of the property with large window to front aspect, built in storage cupboard and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with window to rear aspect and access to loft hatch. Bedroom three is a good size room with window to rear aspect. The family bathroom comprises panelled bath, W.C and wash hand basin.

Outside

To the front of property is a paved pathway to the front door with flower beds either side. A block paved driveway sits under a carport to one side providing off road parking for two vehicles. A gate provides access to the good size rear garden, laid mainly to lawn with brick raised border and pathway to garage. A personal door provides access to the detached garage with light, power and up and over door to the front.



Services

Mains electric, water and drainage are connecting. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – Link - detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

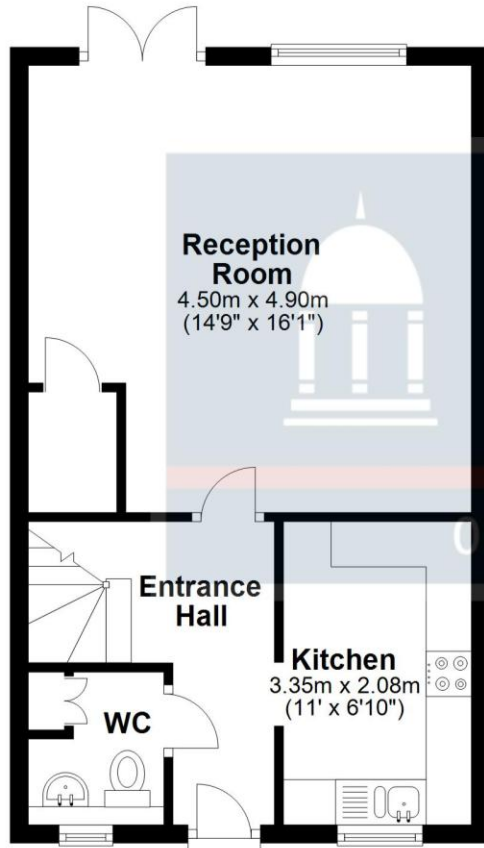
Council Tax– E

Annual Service Charge - £252.56, reviewed yearly



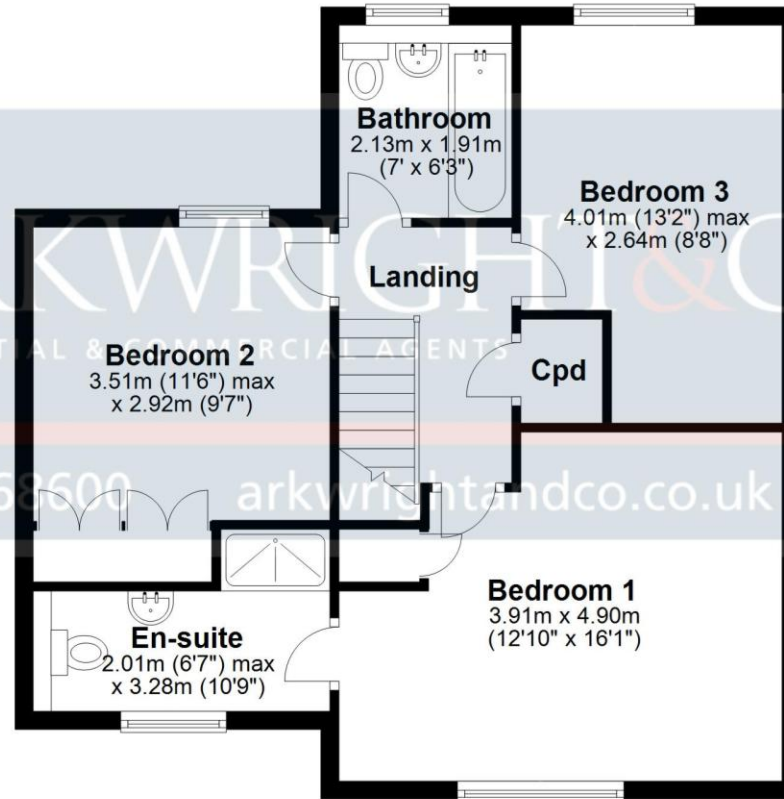
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Outbuilding

Approx. 20.7 sq. metres (222.9 sq. feet)



Total area: approx. 118.0 sq. metres (1269.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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