



- Semi Detached Home
- Plot Of A Fifth Of An Acre
- Some Updating Required
- Excellent Opportunity To Add Value
- Potential To Extend (stp)
- 2 Reception Rooms
- Kitchen
- Conservatory/Utility Room
- 3 Bedrooms

ASHWORTH VILLAS, GREAT CHESTERFORD

3 1 2 EPC

Located on a plot of a fifth of an acre this semi-detached home offers a fantastic opportunity for a buyer to update & add value. Potential to extend to both the side & rear elevations (stp). Located in the highly desired village of Great Chesterford & available with no upward chain.

GUIDE PRICE
£375,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

facebook.com/ensumbrown
@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



ASHWORTH VILLAS, WHITEWAYS,

GUIDE PRICE
£375,000

Located on a plot of a fifth of an acre this semi-detached home offers a fantastic opportunity for a buyer to update & add value. Potential to extend to both the side & rear elevations (stp). Located in the highly desired village of Great Chesterford & available with no upward chain.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this period semi-detached home located on a plot in excess of a fifth of an acre in the highly desirable village of Great Chesterford. Situated in a non-estate location this property requires some updating, mainly being new flooring, and offers the buyer an excellent opportunity to add value. The property also has great potential to extend to both the side and rear elevations, subject to planning.

You approach the property up a long driveway, the property is almost central on this exceptional plot. The accommodation on the ground floor currently comprises an entrance hall with cloakroom toilet off, a lounge with fireplace, dining room, conservatory and kitchen. The kitchen is fitted with a range of wall and base units with work surfaces over and has space for all of the appliances you could require. The conservatory to the side also doubles up as a useful utility area and access point to the rear garden.

Going to the first floor, the property currently has three double bedrooms. Two of these bedrooms currently interconnect but could be separate by a corridor if preferred, that is of course if you weren't considering extending and altering the property's layout. All three bedrooms are served by a family bathroom with three piece suite in white.

The outside space is of course a main feature of this offering. The gardens are mainly laid to lawn with some mature trees and is very much a blank canvas for the new owner.

Call Ensum Brown today to arrange your private viewing appointment, we expect strong interest in this excellent opportunity. Sold with the advantage of no upward chain.

LOCATION - GREAT CHESTERFORD

Great Chesterford is a village and civil parish in the Uttlesford district of Essex, bordering South Cambridgeshire and situated on the river Cam. Delles Cottage is perfectly situated centrally in the village and just a minutes' walk away you have Day's Bakery and a Deli. There are two pubs within the village, very rare these days, and guests to the village can stay at the quirky and boutique Crown House hotel. If you have children, then there is a skate park and recreation ground with play park within a five minutes' walk, which also has a basketball and tennis court that are free to book for villagers. You have a preschool and village primary school just a 2 minute walk away from this cottage. If you love the countryside and a walker or horse rider then you can enjoy easy access to Icknield Way and glorious countryside.

Within the village you have a main line train station, approximately a 10 minute walk from the cottage. Close by you have the historic town of Saffron Walden, just a 10 minute drive away and the city of Cambridge approximately 25 minutes' drive away. Close by you have major road networks including the M11 just a few minutes' drive away and if you are travelling internationally then Stansted airport is only a 20 minute drive from the village.

