



## Beauley Firth, High Street, Debden, CB11 3LE

A well-appointed 3 bedroom detached home, occupying a pleasant position in this desirable village.

**Guide Price £350,000**

- Three bedrooms
- Scope to renovate and improve
- Many original features
- Village Location
- EPC: F



## ACCOMODATION

Beauley Firth is a 3-bedroom detached home of immense character with an array of original features throughout. The property is in need of some of renovation but offers huge scope to create a wonderful period home with an abundance of character. The property enjoys a superb position nestled away in the heart of this highly popular and well served village with its array of local amenities including a village shop, two pubs and a primary school. Debden is ideally located for ease of access to Saffron Walden, which is just 4 miles away, and for the commuters into London and Cambridge Newport train station is just a 3 mile drive. In detail, the accommodation comprises;

### KITCHEN /DINING ROOM

Fitted with a range of base units with work surfaces incorporating a sink unit, space for an electric cooker, fridge and washing machine, window to front and rear aspects. Door leading to the family bathroom, attractive tiled flooring, radiator and door living room. Additional door providing access to the courtyard.

### LIVING ROOM

Attractive inglenook fireplace with open fire, exposed timbers, windows to the front and rear aspects, built in storage and stair rising to the first floor.

### FAMILY BATHROOM

Comprises of rolltop bath, wc and hand wash basin. The room also benefits from windows to rear and side aspect.

### FAMILY ROOM

Attractive brick inglenook fireplace, exposed timbers to the walls and ceiling, windows to the side and front aspects. Stairs rising to the first floor

### STORE ROOM

A versatile space with window to side aspect and doors leading to the side of the property and another door leading to the courtyard.

### FIRST FLOOR LANDING

with doors leading to:

#### BEDROOM 1

A double bedroom with window to side and front aspect as well as a large amount of built-in wardrobes.

#### BEDROOM 2

A double bedroom with window to side aspect, the room can be access via bedroom three or the staircase from the family room on the ground floor.

#### BEDROOM 3

Window to the front aspect and built-in storage.

## OUTSIDE

The front garden is lawned with a pathway leading to the front door. To the rear of the property is an enclosed patio courtyard garden.

## LOCATION

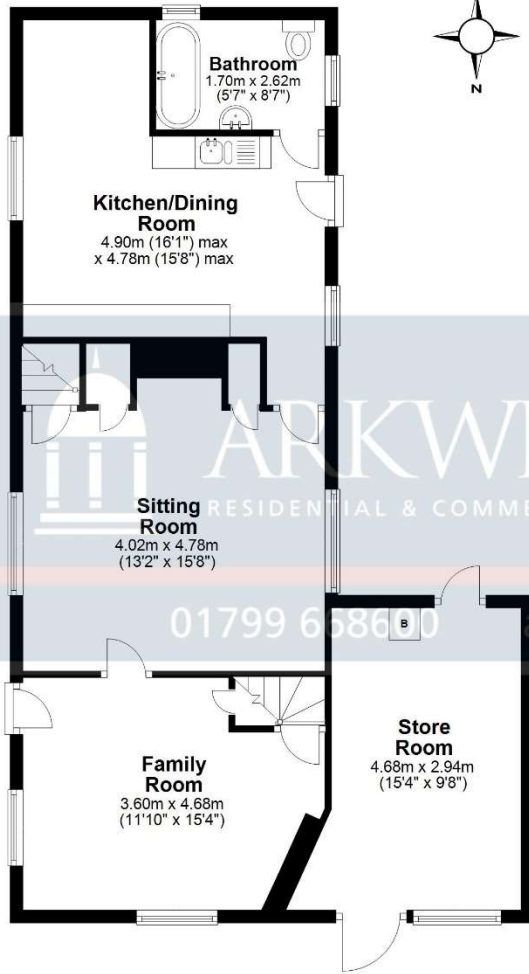
The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

## SERVICES

Main electricity and water are connected. The heating is oil fired.

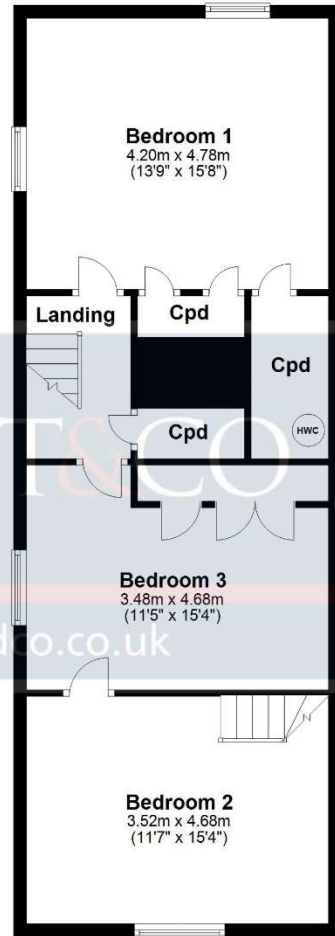
### Ground Floor

Main area: approx. 66.0 sq. metres (709.9 sq. feet)  
Plus store room, approx. 14.3 sq. metres (153.9 sq. feet)



### First Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



Main area: Approx. 132.0 sq. metres (1420.7 sq. feet)  
Plus store room, approx. 14.3 sq. metres (153.9 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41   E
21-38	F	21   F	
1-20	G		

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Uttlesford District Council

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