



9 Wainsfield Villas, Thaxted  
CM6 2LS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 9 Wainsfield Villas

Thaxted | Essex | CM6 2LS

## Offers In Excess Of £450,000

- A well-proportioned, 3-bedroom, semi-detached property
- Potential to extend subject to necessary permissions
- Open plan kitchen/ family room
- Newly fitted, family shower room
- Good size rear garden
- Off road parking and garage
- Located just a short distance from the heart of the village
- EPC: E

### The Property

A well-appointed and spacious, 3-bedroom, semi-detached property ideally located in the village of Thaxted. In addition, the property benefits from off road parking for multiple vehicles, tandem garage and rear garden.

### The Setting

Situated approximately 7 miles from Saffron Walden, Thaxted is a medieval market town featuring many historic buildings, including the Guildhall and impressive St John the Baptist Church. Offering a good range of amenities including a variety of shops and a weekly market, Thaxted is one of Britain's most attractive and well-preserved small towns. Its superb medieval buildings and quaint streets, many of which still bear ancient descriptive names such as Fishmarket Street, Town Street and Stoney Lane are unique. Thaxted is conveniently placed for commuters with access to the M11 on the outskirts of Bishop's Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Bishop's Stortford providing regular commuter services to London's Liverpool Street.

### The Accommodation

In detail, the property comprises entrance hall where stairs rise to the first floor, doors to adjoining rooms and under stair storage. To the front of the property is a study with window to front aspect. A good size kitchen/ family room is fitted with a matching range of base and eye level units with worktop over and sink unit incorporated. Integrated appliances include gas hob and electric oven. There is space and plumbing for dishwasher, washing machine and fridge/freezer. There is a personal door to the garage and an internal door to the utility room with worksurface and butler sink incorporated, space and plumbing for washing machine/tumble dryer and downstairs cloakroom with W.C



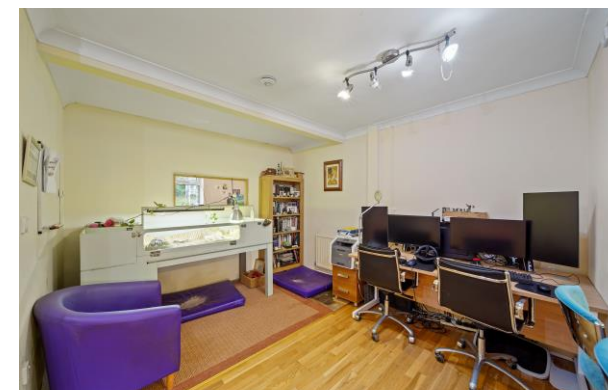


and wash hand basin. A door from the kitchen leads to the dining area with french doors leading to the rear garden and opens up to the living room with brick fireplace and window to front aspect.

The first-floor landing has doors to the adjoining rooms and provides access to the loft, which is fully boarded with light, power and two Velux windows. Bedroom one is a double room with window to front aspect. Bedroom two is a good size double with window to front aspect and built in storage. Bedroom three is a good size room with window to side aspect. The family shower room comprises shower enclosure, wash hand basin and WC.

### Outside

To the front of the property there is off-road parking for multiple vehicles. There is access to the garage with an electric, up and over door and fitted with light and power. The rear garden is of a very good size and laid mainly to lawn with storage shed, greenhouse, established fruit trees and shrub borders. In addition, a decked area provides an ideal space for outdoor entertaining.



### Services

All mains services are connected. The property is served by a maximum 1Gb fibre broadband connection, from Gigaclear.

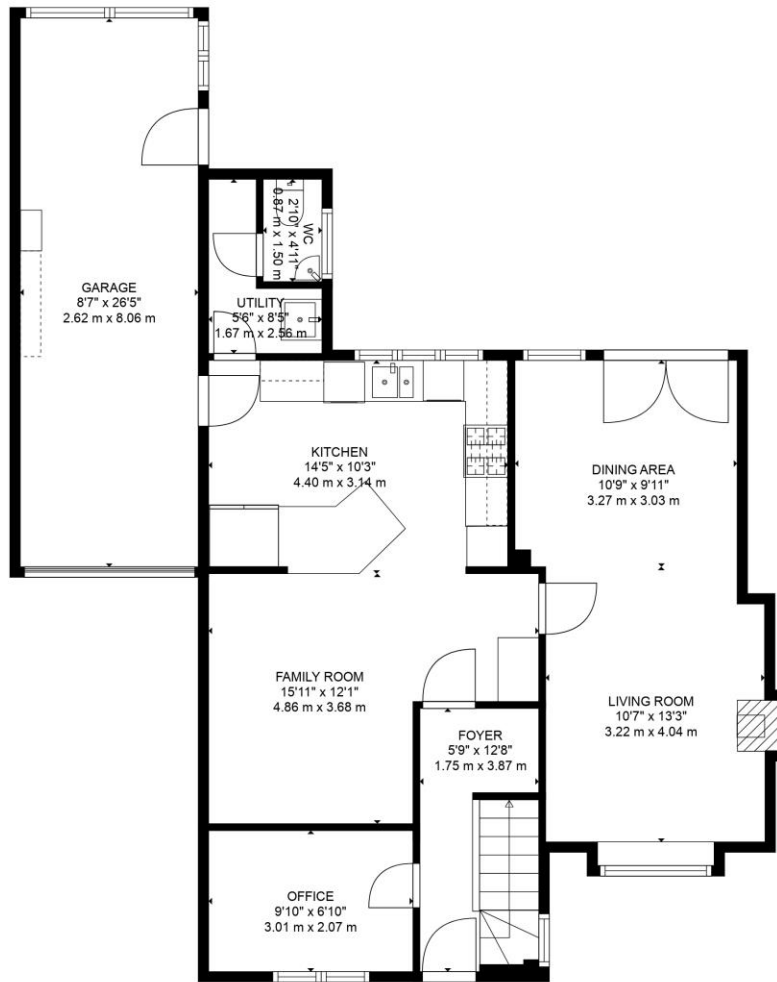
### Local Authority

Uttlesford District Council

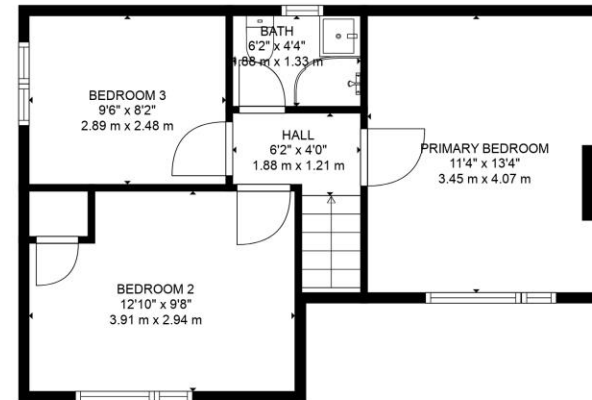
### Council Tax Band

C





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 763 sq. ft, 71 m2, FLOOR 2: 430 sq. ft, 40 m2  
 EXCLUDED AREAS: GARAGE: 227 sq. ft, 21 m2, FIREPLACE: 0 sq. ft, 0 m2  
 TOTAL: 1193 sq. ft, 111 m2

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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