



27 DEER PARK VIEW

Great Bardfield, Braintree, CM7 4FE

O.I.E.O. £360,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Modern Two Bedroom Home
- Double Glazed and Gas Heating
- Driveway Parking for Two Cars Comfortably
- Large Rear Garden
- Overlooking Greensward to the front
- Desirable and Sought After Village
- No Onward Chain
- Remainder of NHBC Guarantee





Property Description

THE PROPERTY

A very well presented and located two bedroom modern home over looking a greensward to the front and benefitting from driveway parking and a large rear garden. No chain.

THE LOCATION

Great Bardfield is a sought-after village, well served by a Co-op stores, a primary school, independent butchers, town hall, two pubs, tea rooms, post office and a small shopping complex at The Blue Egg. The village even boasts its own vineyard!

Centrally located for the market towns of Saffron Walden and Great Dunmow (12 and 8 miles respectively), the village is popular with commuters with easy access to the M11 and

mainline stations into London Liverpool Street at Audley End (14 miles), Bishops Stortford (15 miles) and Stansted Airport (12 miles).

There are also a number of state and independent schools nearby including Saffron Walden County High, several village primary schools and Felsted Junior and Senior schools. Further afield, Cambridge, Bishops Stortford, Chelmsford and Bury St. Edmunds (all 25 - 30 miles) offer an even greater selection of independent schools and extensive shopping facilities.

This is a particularly unspoilt part of North Essex with stunning surrounding countryside, perfect for horse-riding, dog-walking and rambling; perfect for those seeking to balance rural surroundings with an active village life.

ENTRANCE HALL

LOUNGE

3.93m (12'11") x 3.41m (11'2") max

CLOAKROOM

KITCHEN DINER

4.47m (14'8") x 4.03m (13'3")

FIRST FLOOR

LANDING

BEDROOM 1

3.46m (11'4") x 2.98m (9'9")

BEDROOM 2

3.78m (12'5") x 2.72m (8'11")

BATHROOM

OUTSIDE

The property has the benefit of driveway parking for comfortably two cars. The rear garden is a good size and laid to lawn.

PROPERTY INFORMATION

Freehold.

Gas Central Heating

Council Tax Band - C

EPC - C

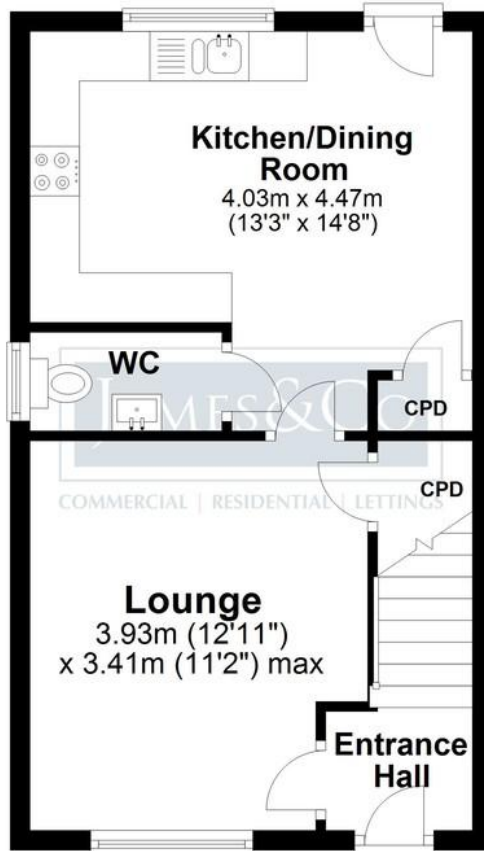
Remainder of NHBC guarantee (approx. 7 years)

Annual Service Charge of approximately £556.56 for 2023/24.



Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 72.1 sq. metres (776.5 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

