



12 Meadow Road

Great Chesterford, Nr. Saffron Walden





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Great Chesterford, Saffron Walden

Located in the charming village of Great Chesterford, this spacious three-bedroom mid-terrace family home offers a perfect mix of modern living and village charm. It is just a 0.7-mile walk from the Great Chesterford train station, providing excellent links for commuters while enjoying a serene setting.

The home is within walking distance of local amenities, including a recreation ground, children's playground, skate park, cricket pitch with nets, community centre, tennis courts, and a community orchard, making it perfect for families.

The ground floor welcomes you with a bright and inviting entrance hall that leads to a generous open-plan kitchen and dining area, perfect for entertaining and everyday family meals. The kitchen/dining room spans nearly 20 feet and is well-equipped for those who love to cook. An adjoining utility room offers additional storage and laundry space. The separate living room, featuring ample natural light, provides a cosy retreat for relaxation.

Upstairs, the property boasts three spacious double bedrooms, each offering enough space for wardrobes and furnishings. A convenient ground-floor cloakroom complements the main family bathroom on the 1st floor.

Externally, the front garden is a well-maintained green space, perfect for enjoying the outdoors, while the back garden offers room for alfresco dining and gardening enthusiasts. The property also benefits from gated off-street parking accessed via Hyll Close.

With its ample space, practical layout, and proximity to local amenities and riverside walks, this home is ideal for growing families or those looking to settle in a sought-after village.



## Key Features

- Three Double Bedrooms
- Mid-Terrace Family Home
- Open Plan Kitchen/Dining Room
- Utility Room
- Bathroom & Cloakroom
- 0.7-Mile Walk To Great Chesterford Train Station
- A Short Walk To Local Recreation Ground, Childrens Playground & Tennis Courts

## Agents Notes:

Tenure: Freehold

EPC Band D

Uttlesford District Council - Band C - £1,922.78

All Mains Services Connected

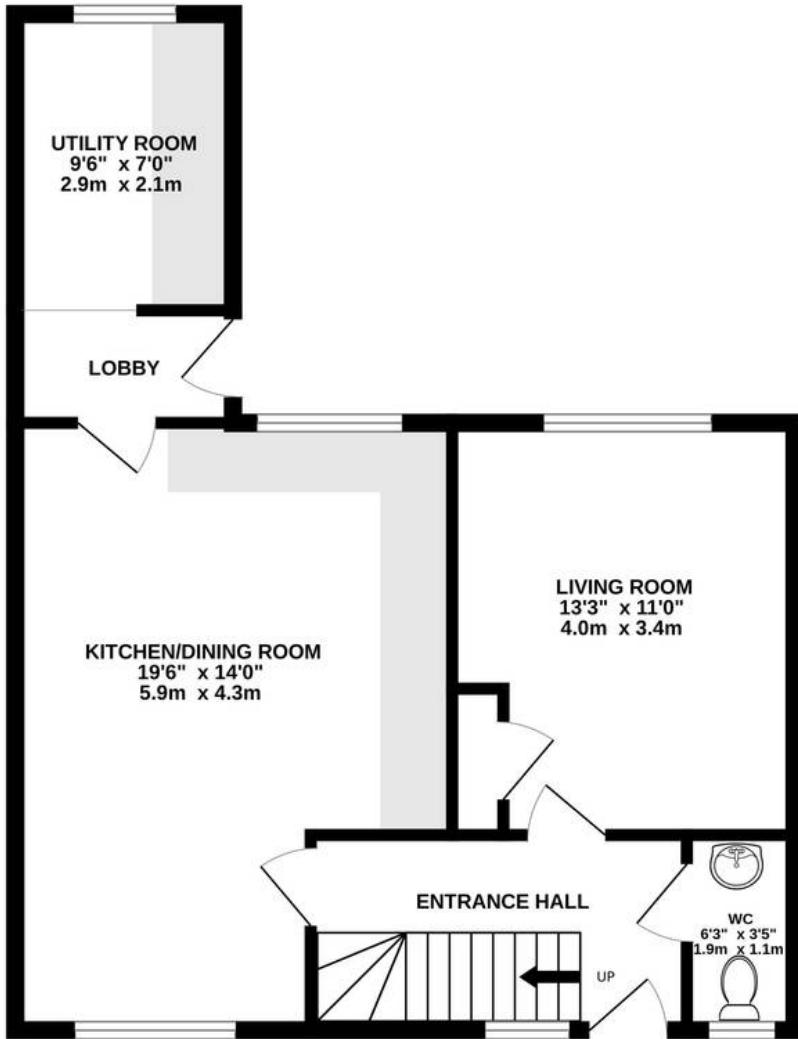
Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

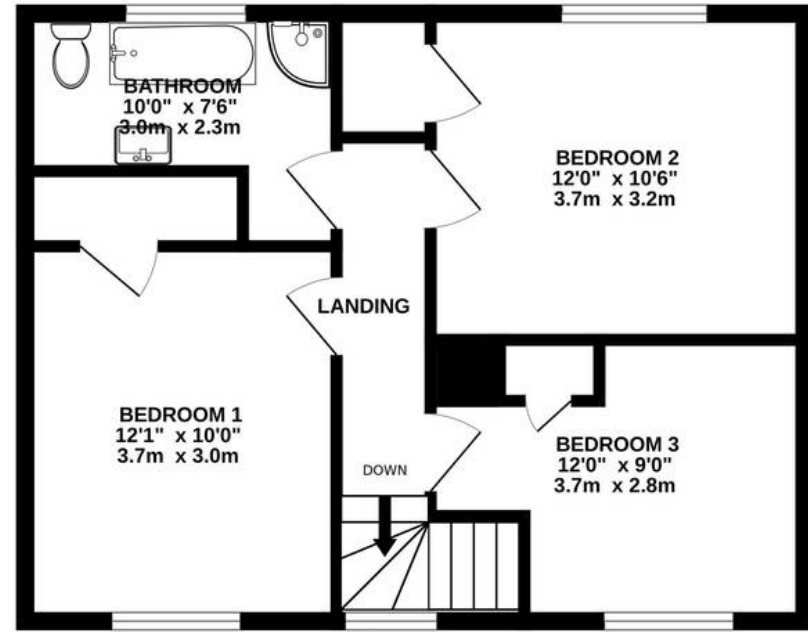
## Location:

Great Chesterford is a historic village and civil parish in Uttlesford, Essex, England, which is located near the River Cam. The village features numerous listed buildings, a Congregational church, and a primary school. It is conveniently connected by the Great Chesterford railway station and the M11 motorway. The village maintains its rural charm while being in close proximity to larger towns such as Saffron Walden and Cambridge, providing a blend of historical appeal and modern conveniences.





GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pottrill Holland Property Agents

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