



Hamperden End, Debden Green

Guide Price: £530,000



acorus®

**Hamperden End
Debden Green
Saffron Walden
CB11**

A traditional 1970s dormer 3 bedroom bungalow set in a good sized plot with attached single garage, large garden and summer house.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

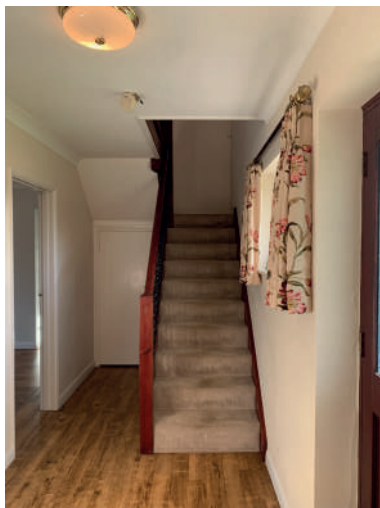
FOR SALE BY PRIVATE TREATY / FREEHOLD
WITH VACANT POSSESSION ON COMPLETION

Guide Price: £530,000

REF: C385

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located in a rural location to the south west of the peaceful hamlet Debden Green.

Debden Green is approximately two miles from the village of Debden and approximately 5 miles from the historic market town of Saffron Walden.

Debden is a sought after village with primary school, public house, restaurant and church.

Saffron Walden is a thriving market town offering a range of facilities including shops, restaurants, public houses, parish church and primary and secondary schools. Places of interest include the Museum and Bridge End Garden, not forgetting Audley End Manor House and Gardens. The town is well placed for access to London, Cambridge and Stansted Airport.

DESCRIPTION

A traditional 1970s dormer 3 bedroom bungalow set in a good sized plot with attached single garage, large garden and summer house.

ACCOMMODATION

With wooden double glazed windows throughout, the accommodation comprises:

Ground floor

Entrance Hall
Understairs storage cupboard.

Lounge
6.46m x 3.62m
Triple aspect, open fireplace and parquet flooring.

Kitchen/Dining Room
4.23m x 3.78m
Range of wooden wall and base units with easy-clean worktops over and inset single sink unit, oil fired Aga, built-in electric oven and hob, built-in microwave, space for double fridge/freezer, tiled flooring.

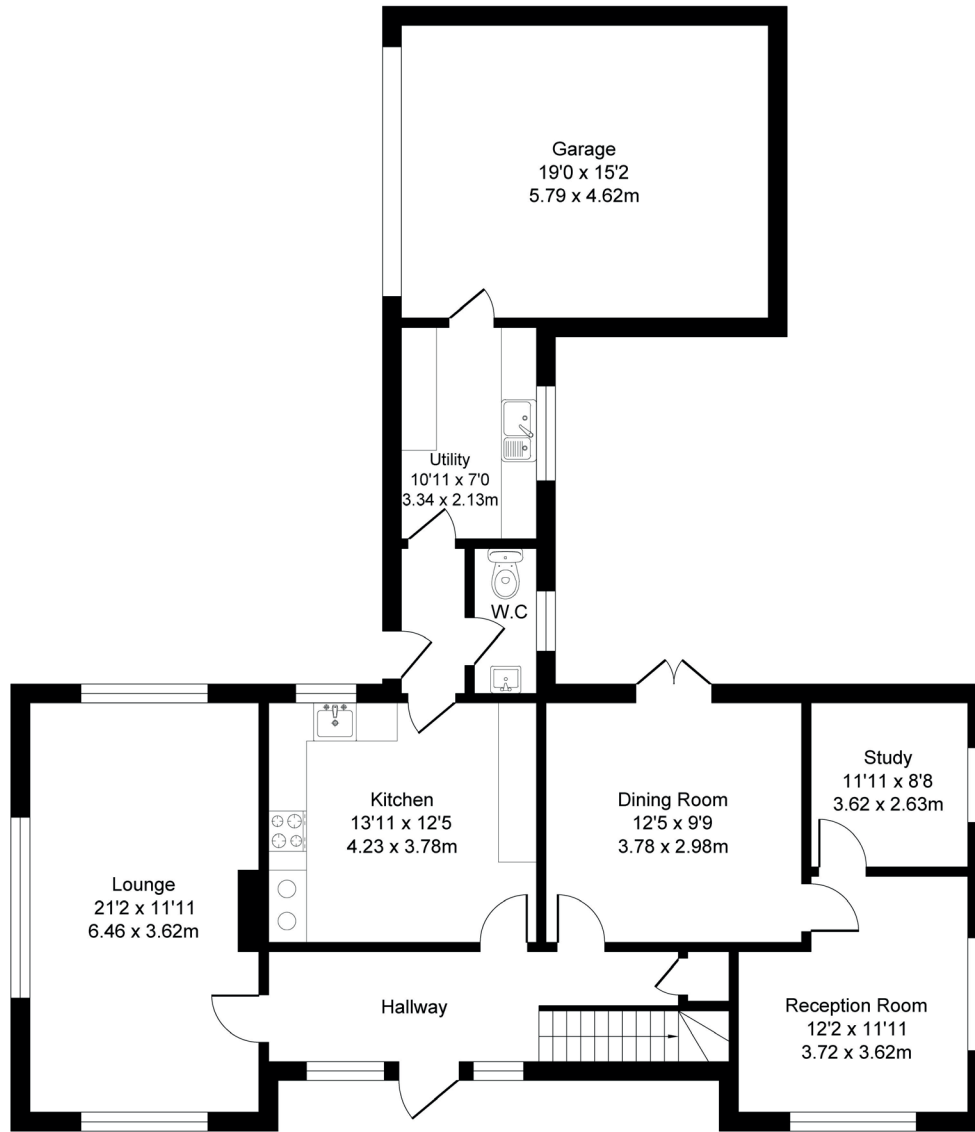
Dining Room
3.78m x 2.98m
French doors to garden patio.

Study
3.62m x 2.63m

FLOOR PLANS

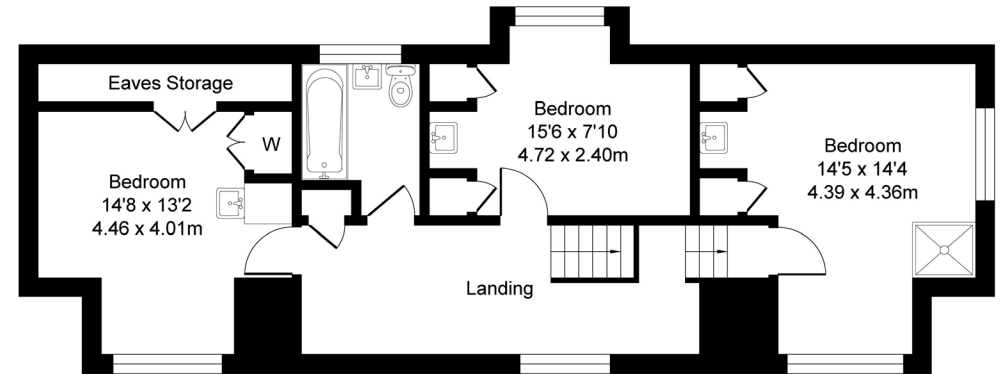
Ground Floor

Area: 99.87 m² ... 1075 ft²



First Floor

Area: 59.44 m² ... 640 ft²



Total Area: 159.31 m² ... 1715 ft²

All Measurements are approximate and for display purposes only

ACCOMMODATION

Reception Room
3.72m x 3.62m

Lobby
Door to outside, tiled flooring.

W/C
W/C and pedestal wash hand basin, tiled flooring.

Utility Room
3.34m x 2.13m
Range of wall and base units with laminate worktops over, single stainless steel sink unit, space for washing machine, oil boiler under worktop, tiled flooring and door to single garage.

First Floor

Split landing.

Airing cupboard housing hot water cylinder.

Master Bedroom
4.39m x 4.36m
Built-in wardrobes/cupboards and inset sink unit, separate built-in shower cubicle and heated towel rail.

Bedroom 2
4.46m x 4.01m
Built-in wardrobes/cupboards and drawers, stand-alone vanity unit with inset sink.

Bedroom 3
4.72m x 2.40m
Built-in wardrobes/cupboards and inset sink unit.

Family Bathroom
Bath with shower over, built-in sink unit and W/C.

OUTSIDE

Gravelled driveway with ample parking and single attached garage measuring 5.79m x 4.62m

Mature garden with various trees, hedges, plants and shrubs with patio area and fishpond.

Summer house.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling in 1969 subject to agricultural occupancy condition. Condition four states:

'The dwelling hereby permitted may only be occupied by a person employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act, 1962, or in forestry, and the dependants of such a person.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a septic tank.
Central heating is provided by oil.

ENERGY PERFORMANCE

RdSAP Rating: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

LOCAL AUTHORITY

Uttlesford District Council
www.uttlesford.gov.uk
01799 510 510

Council Tax Band D.

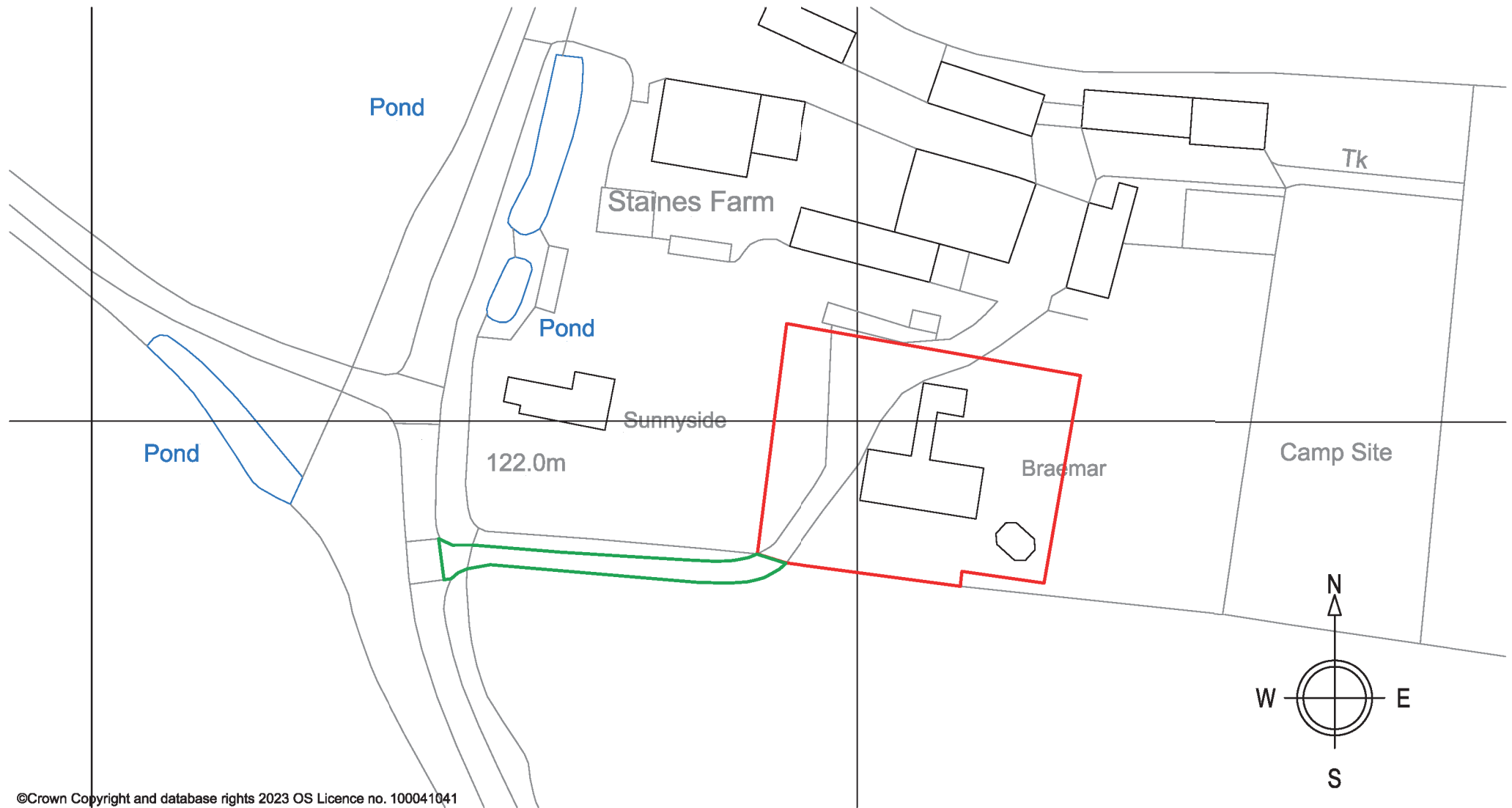
LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

SITE LOCATION





IMPORTANT NOTICE

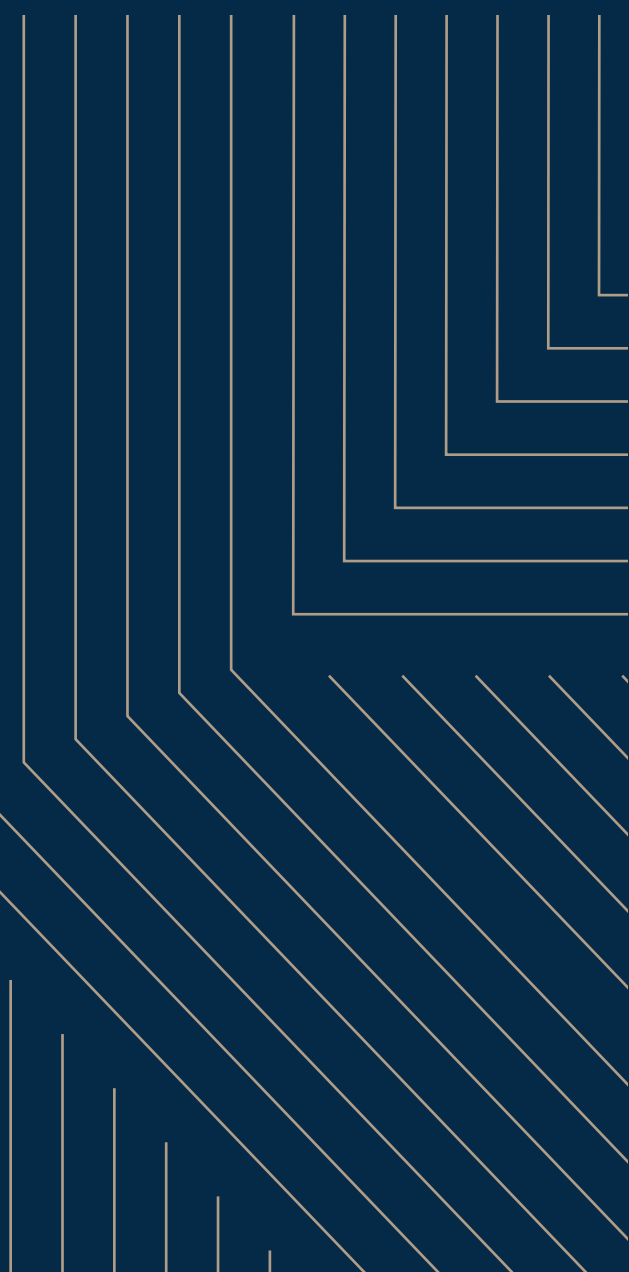
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