



Ventnor Road, Quendon, CB11 3NT

CHEFFINS

Ventnor Road

Quendon,
CB11 3NT

- Modern detached property
- Five bedrooms
- Driveway and tandem garage
- South facing garden
- Summer house/studio
- Beautifully presented
- Village location

An immaculately presented five bedroom home situated in a popular residential location with a south facing rear garden. The property offers bright and well proportioned accommodation, together with ample off street parking and a tandem garage.

5 4 3

Guide Price £825,000





LOCATION

Quendon is an attractive wooded village just south of Saffron Walden and within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford. Adjoining Quendon is the village of Rickling Green with its traditional pub on the village cricket green and primary school. The popular village of Stansted, 2 miles south, has a range of amenities including church, inns, shops, post office, excellent schools and even a castle and museum. It has its own railway station, with a fast service into to London Liverpool Street (Stansted Express), to Stratford and to Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is 6 miles away and the larger town of Bishops Stortford approximately 5 miles away, also has a main line station, various shopping facilities and schooling for all ages including Bishop's Stortford College, Anglo European School. The M11 motorway access point (junction 8) is approximately 5.5 miles south, also giving access to Stansted Airport. The A11 and Cambridge to the north.

GROUND FLOOR**ENTRANCE HALL**

Entrance door, staircase rising to first floor, storage cupboards and doors to adjoining rooms.

CLOAKROOM

Comprising pedestal ceramic wash basin, low level WC.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units, quartz worktops with central island, built-in Siemens oven and combi microwave, five ring gas hob with overhead extractor hood over, integrated Siemens fridge freezer, dishwasher, double stainless steel sink with waste disposal, windows to the front aspect and French doors providing access to the rear garden. Door into:-

UTILITY ROOM

Fitted with a range of base and eye level units with stainless steel sink, space and plumbing for washing machine and tumble dryer, partially obscure glazed door leading out to the rear garden.

SITTING ROOM

Double glazed bay window to the front aspect, glazed doors into the dining room and French doors to the rear providing access to the garden.

FIRST FLOOR**LANDING**

Doors to adjoining rooms and airing cupboard.

MASTER BEDROOM

Double glazed window to the front aspect. Door to:-

DRESSING ROOM

Fitted with an extensive range of full height wardrobes and shelving. Double glazed window to the front aspect.

EN SUITE

Comprising large shower enclosure with dual head shower attachment, twin wash basins with vanity cupboards below, low level WC and heated towel rail. Obscure double glazed window to rear.

BEDROOM 2

Double glazed window to the rear aspect, built-in wardrobes, door to:-

EN SUITE

Comprising large shower enclosure with dual head shower attachment, pedestal wash basin, low level WC and heated towel rail. Obscure glazed window to the side aspect.

BEDROOM 3

Built in wardrobe and double glazed window to the front of the property.

SECOND FLOOR**LANDING**

Doors to adjoining rooms, built-in storage cupboard.

BEDROOM 4

Double glazed window to rear aspect.

BEDROOM 5

Built-in wardrobes, infrared sauna unit. Double glazed windows to the front and rear aspects.

SHOWER ROOM

Comprising large shower enclosure with dual head shower attachment, pedestal wash basin, low level WC and heated towel rail. Velux window to the front aspect.

OUTSIDE

The front of the property consists of established planting beds with boxwood bordering. Block paving driveway providing off-street parking for several vehicles and EV charge point. Garage with electric up and over door, power, lighting and eaves storage above. The rear of the garage has been partitioned with plasterboard walls, a tiled floor and is currently being used as an aquatic room. However, this is a very versatile space and could easily be used as an office, etc. The south facing rear garden can be accessed via a gate to the side of the property and consists of a paved terrace area which is an ideal area for al fresco entertaining. The remainder of the garden is predominantly laid to lawn with mature beds bordering and an additional raised terrace area featuring a summer house/studio with glazed French doors power and lighting.

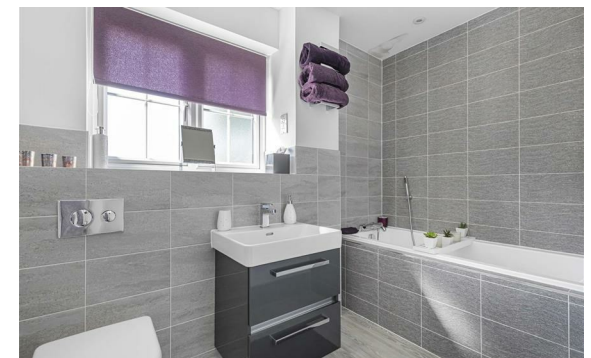
AGENT'S NOTES

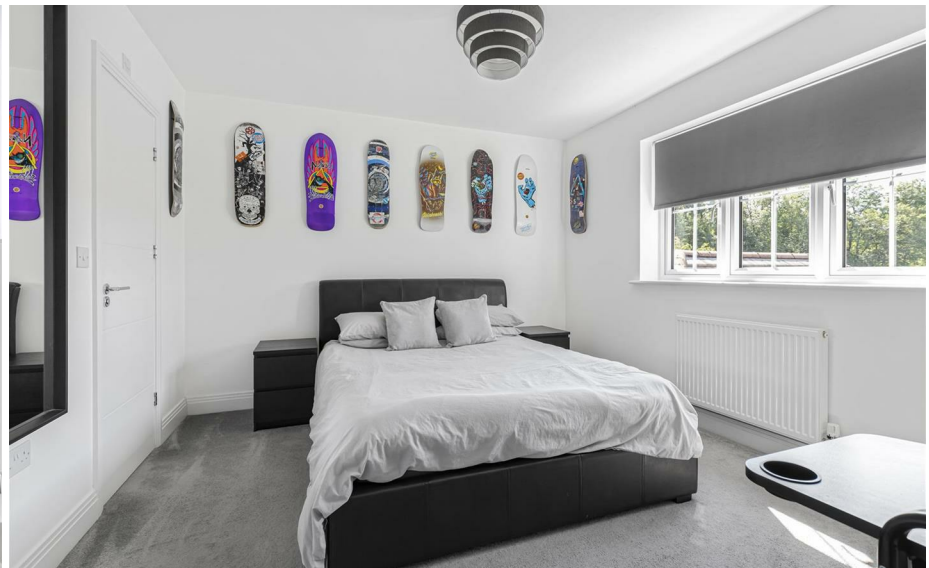
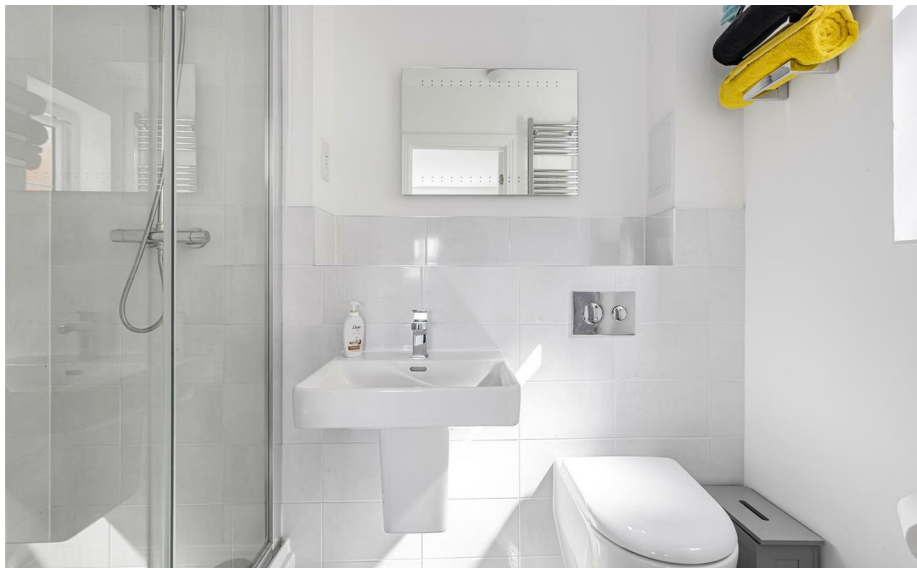
For more information on this property, please refer to the Material Information brochure that can be found on our website.


Annual Estate Charge: £900

VIEWINGS

By appointment through the Agents.

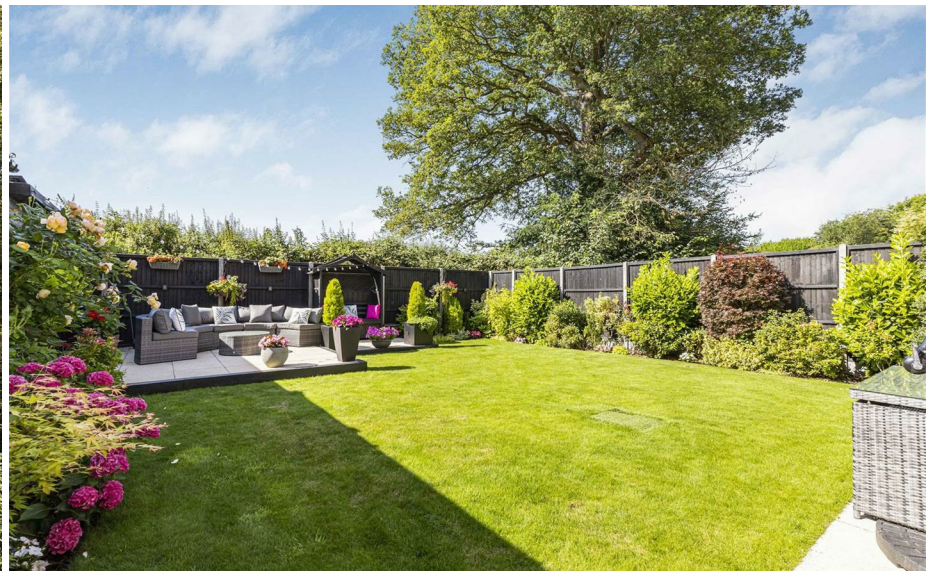





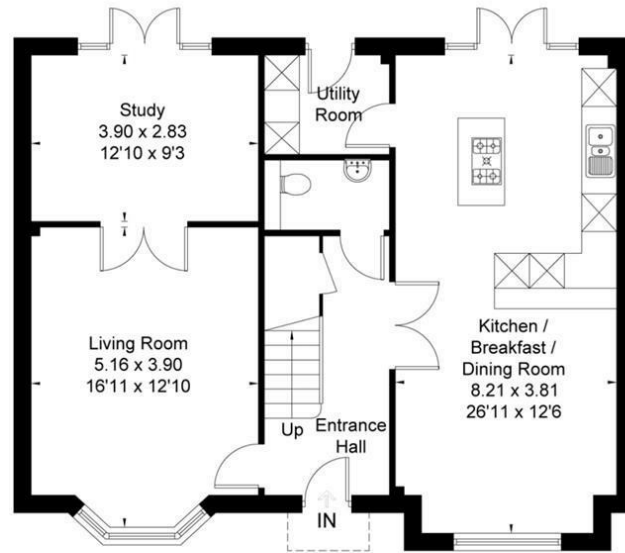
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £825,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



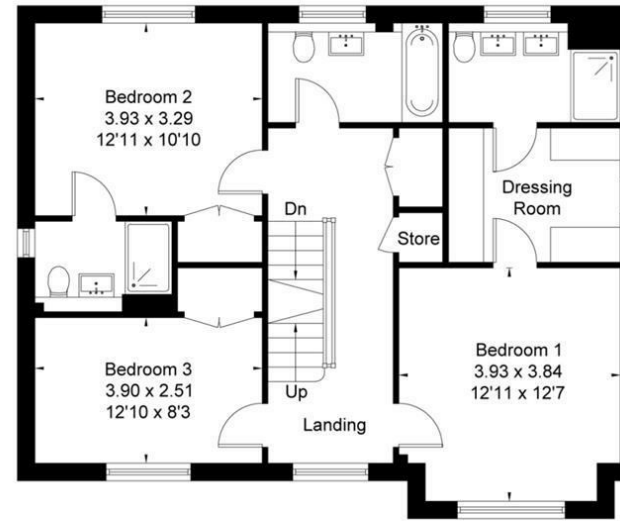
 = Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

8 Hill Street, Saffron Walden, CB10 1JD
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.