



Cole End Lane, Swards End, CB10 2LQ

**CHEFFINS**

## Cole End Lane

Sewards End,  
CB10 2LQ

3 1 2

**Guide Price £525,000**

- Charming three bedroom cottage
- Bespoke kitchen
- Characterful sitting room with exposed beams and an open fire
- Landscaped rear garden
- Ample off street parking
- Useful outbuilding

A charming three bedroom cottage situated in a picturesque village location. The property offers well proportioned accommodation and a wealth of period features. In addition, there is ample off street parking and a landscaped rear garden.





## LOCATION

The well regarded village of Swards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

## GROUND FLOOR

### ENTRANCE PORCH

Entrance door, window to the side aspect and glazed door to:

### HALLWAY/UTILITY

Doors to adjoining rooms, sash window to the front aspect and space tumble dryer with worktop space above. Step up to:

### KITCHEN

Fitted with a range of base and eye level units with oak worktop space over, ceramic sink unit, integrated dishwasher, space for range style cooker with extractor hood over, integrated fridge freezer, free-standing pantry cupboard with fitted shelving and cupboard with space and plumbing for washing machine. Windows to the front and side aspects and part-glazed stable door opening to the rear garden.

### SITTING/FAMILY ROOM

Windows to the front and rear aspects, feature redbrick fireplace with open fire and doorway to:

### DINING ROOM

Staircase rising to the first floor and door to:

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath and low level WC.

## SUN ROOM

Glazed window to the rear aspect and French doors to the side aspect providing a good degree of natural light.

## FIRST FLOOR

### LANDING

Window to the side aspect and doors to adjoining rooms.

### BEDROOM 1

Sash window to the rear aspect, fitted wardrobe and feature cast iron fireplace.

### BEDROOM 2

Sash window to the rear aspect, fitted wardrobes and access to the loft space.

### BEDROOM 3

Sash window to the front aspect and fitted wardrobes.

## BATHROOM

Comprising ceramic wash basin with vanity unit beneath, free-standing roll top bath, corner shower enclosure with dual shower heads, low level WC and obscure glazed sash window to the front aspect.

## OUTSIDE

There is a driveway laid to granite setts

providing off-street parking, with raised beds bordering and a useful outbuilding with power and lighting connected, an adjoining lean-to providing a useful storage space for garden tools and a log store. There is gated side access to the rear garden which has a paved terrace for al fresco entertaining and steps up to the rest of the garden which has mature flower and shrub beds and a raised decking area enjoying a good degree of seclusion.

## AGENT'S NOTES

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

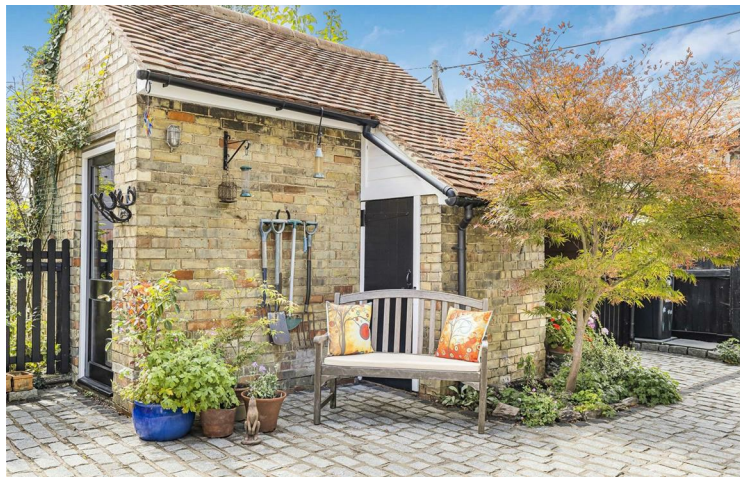
## VIEWINGS

By appointment through the Agents.





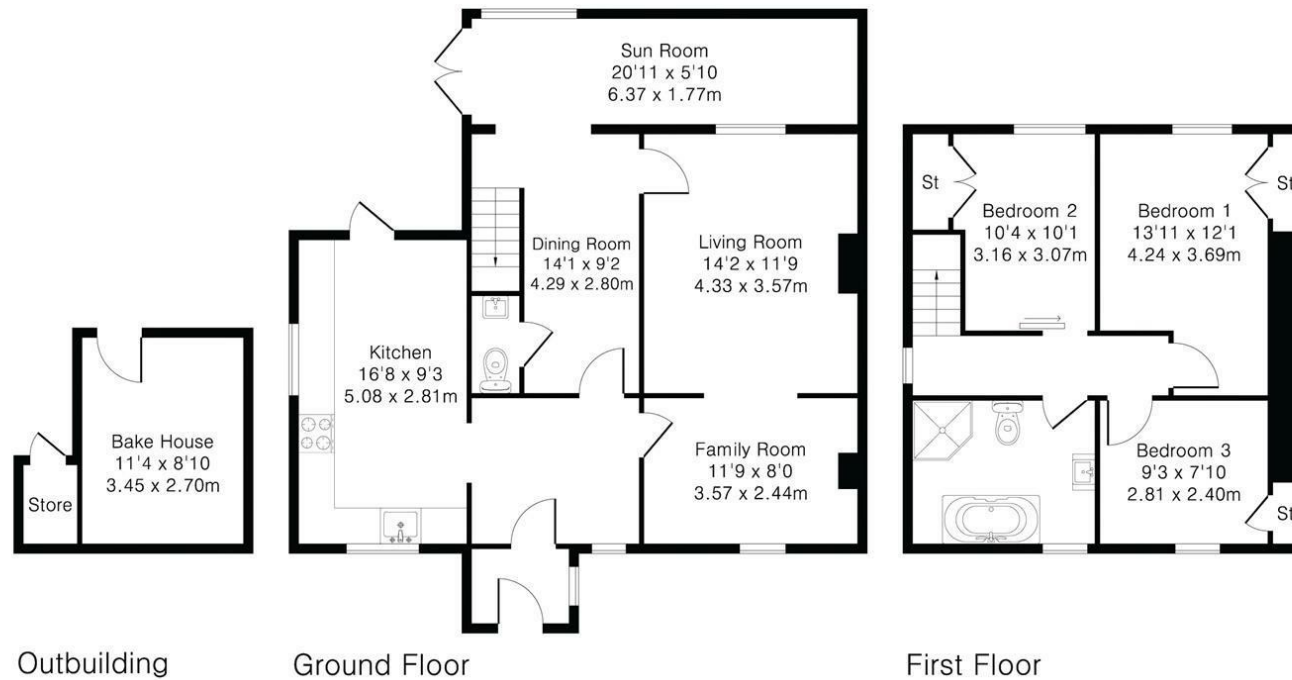
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £525,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - Uttlesford



Approximate Gross Internal Area 1381 sq ft – 128 sq m  
 Ground Floor Area 791 sq ft – 73 sq m  
 First Floor Area 476 sq ft – 44 sq m  
 Outbuilding Area 114 sq ft – 11 sq m



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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.