



Cambridge Road, Quendon, CB11 3XH

CHEFFINS

Cambridge Road

Quendon,
CB11 3XH

- Handsome Victorian cottage
- 0.12 of an acre plot
- Refitted kitchen
- Two/three bedrooms
- No upward chain
- Off street parking

An extended two/three bedroom cottage which sits comfortably within a 0.12 of an acre plot. The property offers bright and well proportioned accommodation together with a private rear garden and off street parking. No upward chain.

3 2 1

Guide Price £460,000





LOCATION

Quendon is an attractive wooded village within easy reach of mainline rail stations at Stansted with a fast service into to London Liverpool Street (Stansted Express), 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. 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 with 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 PORCH

Entrance door and further glazed door leading to:

SITTING ROOM

Feature fireplace, windows to the front aspect, doors to adjoining rooms and built-in understairs cupboard and storage cupboard.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over with stainless steel sink, Miele appliances including oven and induction hob with extractor hood over, space and plumbing for washing machine and dishwasher and space for fridge freezer. Bi-folding doors opening to the rear garden.

BEDROOM

Velux window providing a good degree of natural light, fitted wardrobes, door providing access to the garden and further door to:

WET ROOM

Comprising pedestal wash basin, low level WC, fully tiled shower area, heated towel rail and Velux window providing natural light. There is also space for a tumble dryer.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the side aspect.

BEDROOM

Windows to the front and rear aspects.

BEDROOM

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, corner shower enclosure, low level WC and panelled bath. Window to the rear aspect.

OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles. The front garden is predominantly laid to lawn with a block paved pathway to the front door. There is gated side access to the rear garden which has a paved terrace under a covered veranda. The rest of the garden is predominantly laid to lawn with two sheds, greenhouse and wrought iron gate to the rear.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - D
- Property Type - Semi-detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer

to the floorplan

- Square Footage - 1,131 sqft
- Parking - Off-street parking
- Conservation Area - Yes

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators
- Broadband - Fibre to the Property available in area
- Mobile Signal/Coverage - Average

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		83
(51-61) B		
(39-50) C	69	
(15-48) D		
(19-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £460,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

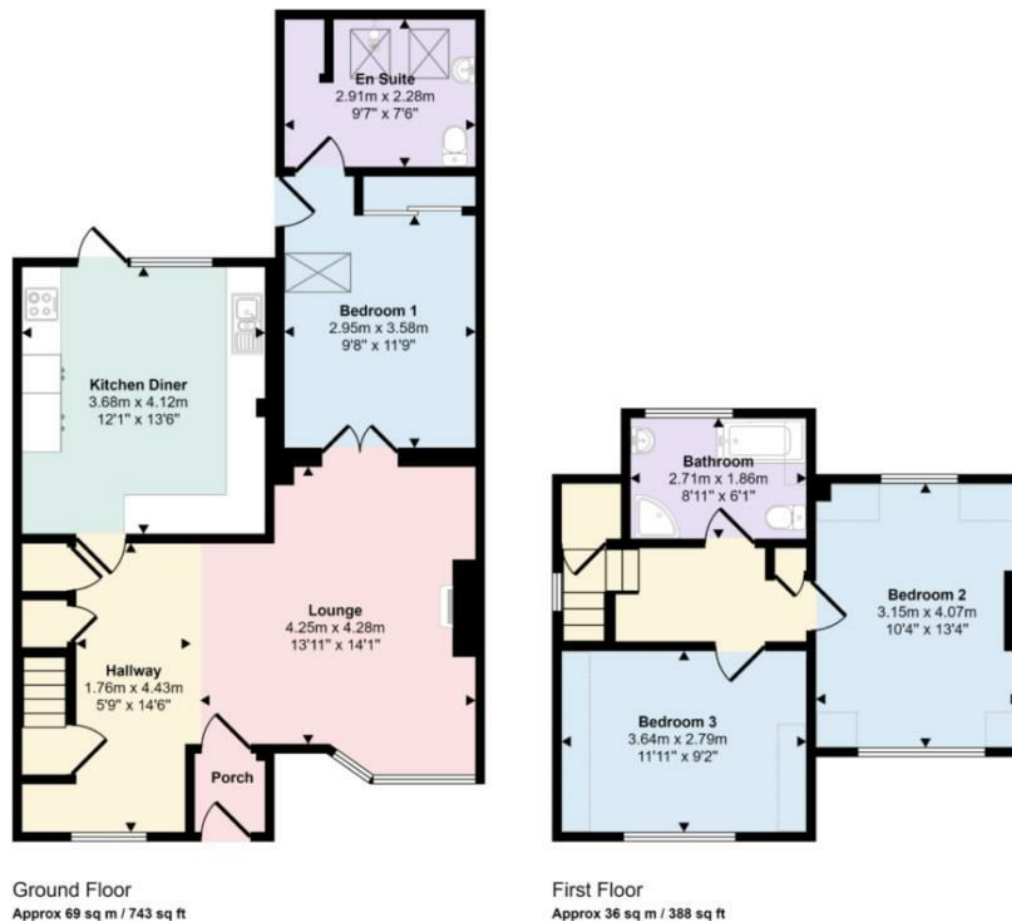
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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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.

Approx Gross Internal Area
105 sq m / 1131 sq ft



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