



Hollow Road, Widdington, CB11 3SL

**CHEFFINS**



# Hollow Road

Widdington,  
CB11 3SL

- Scope for improvement
- Master Bedroom with Ensuite
- Double garage and ample off-street parking
- South facing rear garden backing onto paddocks
- No upward chain
- Sought-after village location

A four bedroom detached home situated in an idyllic village location. The property offers scope for modernisation, ample off street parking, a double garage and a private south facing rear garden. No upward chain.

4 2 3

**Guide Price £775,000**







## LOCATION

The highly regarded and much sought after village of Widdington features a pleasing blend of both modern and period properties and has its own inn, Church and village hall which is the focus for many clubs and societies. The larger village of Newport with a mainline station is 2 miles away and Audley End mainline station (Liverpool Street 57 mins) is within 5 miles. Bishop's Stortford, also with a mainline station and the M11 (J8) are 9 miles south. The fine market town of Saffron Walden is 5 miles away and has an excellent range of shopping, schooling and recreational facilities with a leisure centre with swimming pool.



## GROUND FLOOR

### ENTRANCE HALL

Entrance door and window to the front aspect, vaulted ceiling, stairs rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the front aspect.

### SITTING ROOM

Windows to the front aspect and sliding glazed doors to the rear aspect, central brick built fireplace with a Calor gas fire.

### STUDY

Window to the rear aspect.

### DINING ROOM

Glazed sliding doors to the rear.

### KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, Bosch dishwasher, four ring gas hob with overhead extractor, oven, space for a fridge, window to the front aspect and doorway leading into:-

### UTILITY/BOOT ROOM

Window and part glazed door to the rear, further glazed door providing

external access to the front, floor mounted oil fired boiler and space and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Window to the rear aspect, built-in wardrobes. Opening into:-

### EN SUITE

Comprising pedestal wash basin, low level WC, panelled bath with overhead shower, obscure glazed window to the front aspect.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath, door to airing cupboard, obscure glazed windows to the front aspect.

### BEDROOM 2

Window to the front aspect, fitted wardrobe.

### BEDROOM 3

Window to the rear aspect, fitted wardrobe.

### BEDROOM 4

Window to the rear aspect, fitted wardrobe.

## OUTSIDE

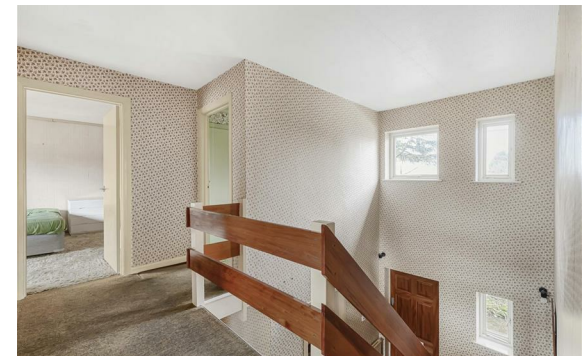
A carriage driveway provides off-street parking and access to the double garage. There is gated side access to the south facing rear garden which is predominantly laid to lawn with a former swimming pool (no longer in use). The gardens have an attractive outlook over a paddock to the rear.

## DOUBLE GARAGE

With up and over door, power and lighting connected, eaves storage space, window to the rear and part glazed door to the side leading to the garden.

## VIEWINGS


By appointment through the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £775,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford







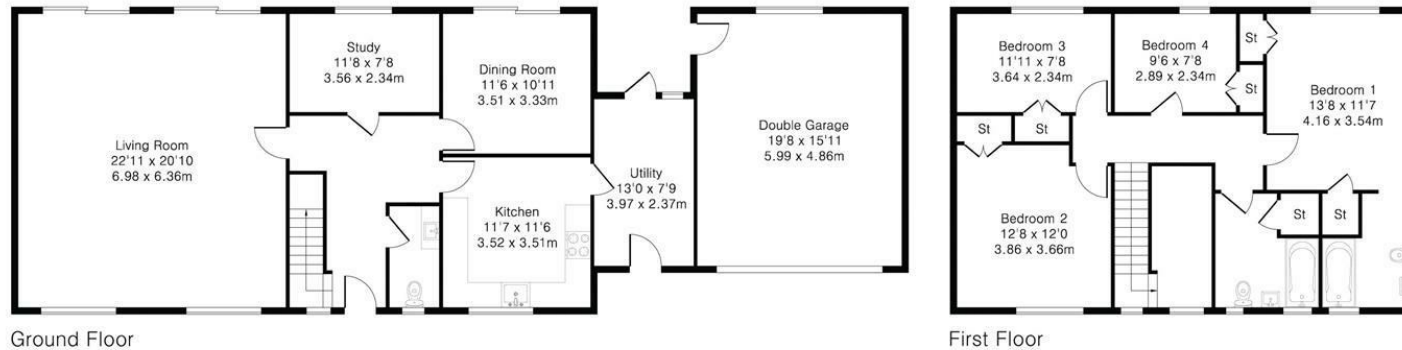


### Approximate Gross Internal Area 1944 sq ft - 181 sq m

Ground Floor Area 1126 sq ft – 105 sq m

First Floor Area 818 sq ft – 76 sq m

Garage Area 314 sq ft – 29 sq m



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>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

