



Saffron Walden, CB11 4UU



**£1,400 PCM**

Duddenhoe End, Saffron Walden,
CB11 4UU

- Minimum of a 12 month tenancy
- Two bedrooms
- Water and gardener included in the rent
- Stunning countryside views
- Parking
- Unfurnished
- Available now

A well presented two bedroom detached home offering large open plan living space. There is parking for two cars and a garden. This property boasts stunning views of rolling countryside, is offered on an unfurnished basis and available January 2025.





LOCATION

Duddenhoe End is a small village set in lovely countryside which is 6 miles from the market town of Saffron Walden and 10 miles from the market town of Royston. Audley End Station (London's Liverpool Street) lies some 5 miles from the hamlet. Duddenhoe End has a thatched church and is surrounded by Essex farmland.

GROUND FLOOR

ENTRANCE HALL

With doors leading to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units, sink an drainer, washing machine, oven, windows to aspect.

LIVING ROOM

With log burning stove, stairs rising to first floor, windows to rear access and doors leading to:

CONSERVATORY

With windows to rear aspect and doors leading out to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

Dual aspect room with stairs leading up into bedroom.

BEDROOM 2

Dual aspect room with stairs leading up into bedroom.

BATHROOM

Four piece suite with panelled bath, bidet, low level WC, wash hand basin and Velux window.

OUTSIDE

Externally there is parking for two cars and a garden to the rear of the property.

VIEWINGS

Strictly by appointment through the Agent's.

LETTING AGENTS NOTES

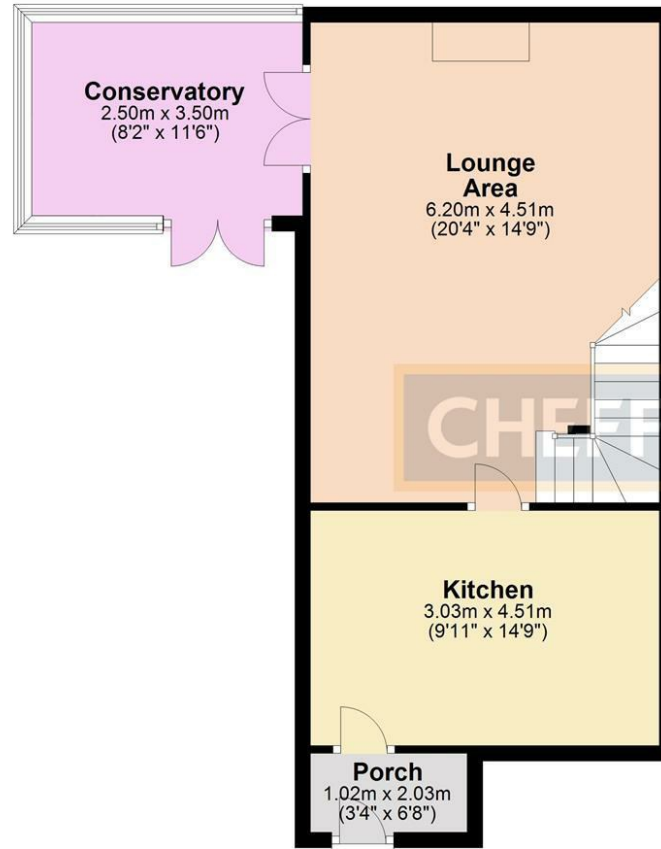
Holding Deposit : £323.00

For more information on this property please refer to the Material Information brochure on our Website.





Ground Floor
Approx. 53.3 sq. metres (574.0 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,400 PCM

Council Tax Band - A

Local Authority - Uttlesford

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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.