

Station Road, Wendens Ambo, CB11 4LB

CHEFFINS

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Station Road

Wendens Ambo,
CB11 4LB

4 2 2

Guide Price £535,000



- Semi-detached home
- Stunning views to the rear
- Accommodation of approximately 1,243 sqft
- 130ft rear garden
- Ample off-street parking
- Ideally located for Audley End station

A substantial, four bedroom property with strong commuter links, just a few moments' walk from a mainline station. The property offers well-proportioned living accommodation, ample off-street parking and a rear garden extending to approximately 130ft with stunning views to rolling countryside.









LOCATION

Wendens Ambo is a charming small village with a Church and popular village inn. The market town of Saffron Walden is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village and the M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north.

GROUND FLOOR

ENTRANCE HALL
Entrance door, double glazed window to the front aspect, doors to adjoining rooms and staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base and eye level units, Bosch double oven, four ring induction hob with extractor fan over, sink unit with tiled splashbacks, space for fridge freezer, breakfast area and double glazed windows to the side aspect. Opening to:

INNER HALLWAY
Doors to adjoining rooms and part-glazed stable door to the garden.

UTILITY ROOM
Door to:

CLOAKROOM
Comprising pedestal wash basin, low level WC and obscure double glazed window to the rear aspect.

DINING ROOM
Double glazed French doors opening to the rear patio and glazed double doors to:

SITTING ROOM
Feature fireplace with log burner and double glazed window to the front aspect.

FIRST FLOOR

LANDING
Doors to adjoining rooms and access to the loft space.

BEDROOM 1
Double glazed window to the rear aspect, built-in wardrobes and door to:

EN SUITE
Comprising pedestal wash basin, low level WC, shower enclosure and heated towel rail.

BEDROOM 2
Double glazed window to the front aspect.

BEDROOM 3
Double glazed window to the front aspect.

BEDROOM 4
Double glazed window to the side aspect and door to airing cupboard.

BATHROOM
Comprising pedestal wash basin, low level WC, panelled bath with shower over, heated towel rail and obscure double glazed window to the rear aspect.

OUTSIDE
To the front of the property is a driveway providing off-street parking for several vehicles. There is gated side access to the rear garden and the detached workshop. Adjoining the rear of the property is a paved terrace, perfect for alfresco entertaining. The garden is predominantly laid to lawn with mature shrub borders, a further terrace, greenhouse and beautiful views over the countryside to the rear.

DETACHED WORKSHOP
Windows to the rear and side aspects.

VIEWINGS
By appointment through the Agents.







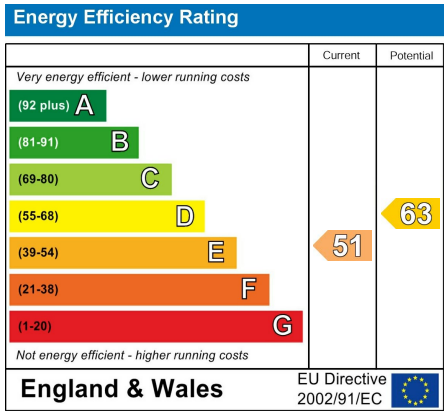








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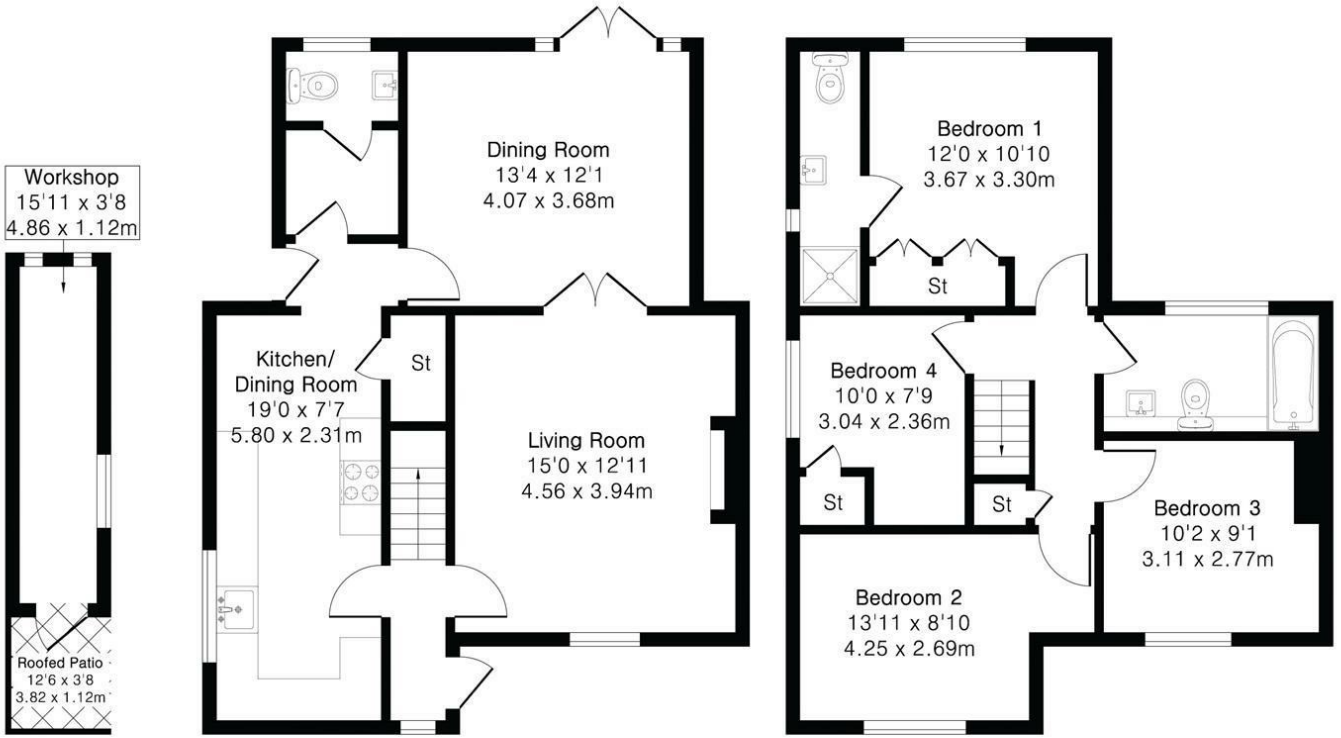


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Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford



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Approximate Gross Internal Area 1243 sq ft - 116 sq m
(Excluding Outbuilding)
Ground Floor Area 653 sq ft – 61 sq m
First Floor Area 590 sq ft – 55 sq m
Outbuilding Area 59 sq ft – 5 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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