



Silver Row, Wendens Ambo, CB11 4JW

**CHEFFINS**

## Silver Row

Wendens Ambo,  
CB11 4JW

- Handsome Grade II Listed home
- Refurbished throughout
- 0.5 of a mile from Audley End station
- Pleasant views
- Five bedrooms
- Driveway and south/west facing garden

An immaculately presented Grade II Listed home situated in a no-through road with pleasant views over the Audley End Estate. The property has been refurbished throughout, offering a charming blend of period features and thoughtful interior design. Furthermore, there is ample off street parking and a south/west facing garden.

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**Guide Price £680,000**





## 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 provides a train service to both London Liverpool Street and the City of Cambridge and is on the edge of the village and only an 8 minute walk from property. The M11 access point (Junction 9 Stump Cross - south only) is 4 miles to the north.

## GROUND FLOOR

### REAR ENTRANCE HALL

Entrance door, doors to adjoining rooms and staircase rising to Bedroom 5.

### CLOAKROOM

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

### DINING ROOM

Windows to the front and side aspects and feature redbrick fireplace.

### KITCHEN

Fitted with a range of base units with ceramic sink unit, electric oven, electric hob with extractor hood over, space for free-standing fridge and freezer, space and plumbing for dishwasher and windows to the rear aspect.

### FAMILY ROOM

Window to the front aspect, door to front entrance porch and opening to:

### SITTING ROOM

Windows to the front and rear aspects, feature cast iron fireplace and staircase rising to the first floor landing. Door to:

### UTILITY ROOM

Fitted with base units, ceramic sink unit,

space and plumbing for washing machine and tumble dryer, window to the rear aspect and external door. Staircase leading down to the basement rooms and doorway to:

### STUDY

Window to the front aspect, feature cast iron fireplace and external door to the front.

### BASEMENT

There are two basement rooms which provide a good storage space.

### FIRST FLOOR

#### LANDING

Doors to adjoining rooms.

#### BEDROOM 1

Window to the front aspect, eaves storage and door to a store room.

#### BEDROOM 2

Window to the front aspect.

#### BEDROOM 3

Window to the rear aspect.

#### BEDROOM 4

Window to the front aspect and fitted wardrobe.

### BATHROOM

Comprising ceramic basin with vanity

unit beneath, low level WC, free-standing bath, shower enclosure with dual shower head, part-obscure glazed window to the rear aspect.

### BEDROOM 5

Windows to the side and front aspects, staircase returning to the ground floor.

### CONSERVATORY

Accessible via the outside space only. Windows to three aspects and French doors to the rear aspect.

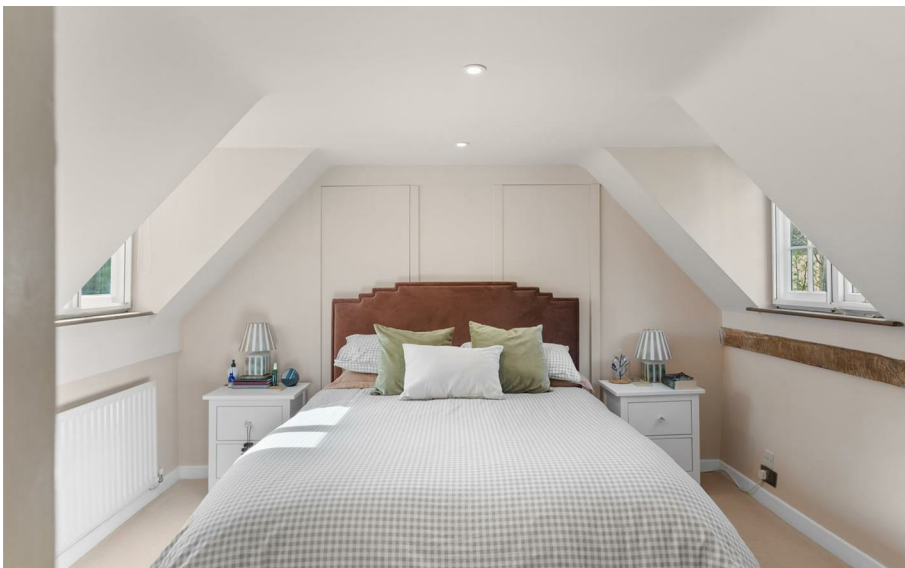
### OUTSIDE

There is a block paved driveway providing off-street parking for several vehicles. To the front there is a raised terrace with a flint bordering wall, providing an ideal al fresco entertaining space. There is gated access to the rear garden which is predominantly laid to lawn with mature shrub beds and hedges and a hardstanding with greenhouse.

### VIEWINGS

By appointment through the Agents.







Guide Price £680,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - Uttlesford

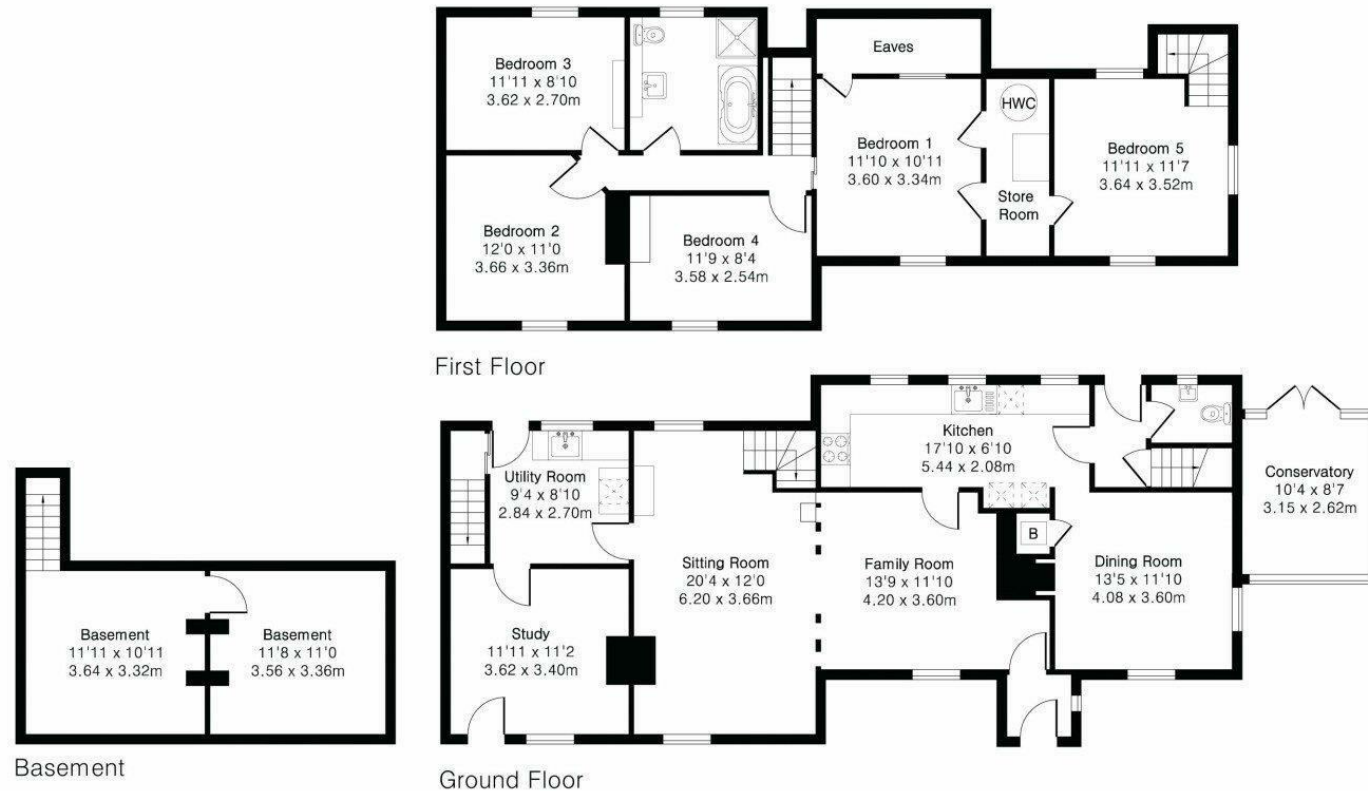


## Approximate Gross Internal Area 2138 sq ft - 199 sq m

Basement Area 277 sq ft – 26 sq m

Ground Floor Area 1032 sq ft – 96 sq m

First Floor Area 829 sq ft – 77 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.

