



Langley Lower Green, CB11 4SD



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**Guide Price £825,000**

Langley Lower Green,  
CB11 4SD

- Idyllic rural setting
- Detached four bedroom home
- Scope for modernisation
- Approx. 1.25 acre plot
- Triple garage and barn
- Potential building plot STPP.

A four-bedroom detached home set in a charming rural location, enjoying elevated views over the surrounding countryside. The property offers excellent scope for modernisation and features a large driveway, triple garage, workshop/barn, and grounds extending to approximately 1.25 acres, with potential for a building plot subject to planning permission.





## LOCATION

The Parish of Langley consists of Langley Upper Green and Langley Lower Green which are linked by roads and footpaths. The village lies in Essex and adjoins Hertfordshire, which can be seen on the horizon, as well as other Essex parishes. Langley Lower Green is 5 mins from Clavering and 20 mins to Bishops Stortford. Clavering County Primary School is the catchment junior school with transport provided from Langley to the school. Newport Grammar School is the catchment comprehensive school with transport also provided from Langley to the school. There are many other state and independent junior and senior schools in the area. For trains the village is approximately 12 minutes drive to Audley End or 20 minutes to Bishops Stortford (fast trains to Cambridge and Liverpool Street).

## GROUND FLOOR

### ENTRANCE HALL

Half glazed entrance door with adjoining window to the front aspect, staircase rising to the first floor with storage cupboard beneath and doors to adjoining rooms.

### LIVING ROOM

Triple aspect with windows to front and side together with glazed French doors to the rear. Feature inglenook fireplace with timber mantel with wood burning stove.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktops over, Rangemaster cooker, stainless steel sink, space and plumbing for a dishwasher and freestanding fridge freezer, pantry cupboard and opening into:-

### DINING ROOM

Windows to the side and rear aspects together with French doors opening onto the garden.

### UTILITY/BOOT ROOM

Fitted with base level units, windows to the side and rear aspects together with a partially glazed door to the rear aspect.

### BEDROOM 3

Windows to the side and rear aspects.

### STUDY

Windows to the front and side aspects along with fitted storage cupboards with shelving.

### BEDROOM 4

Window to the front aspect.

### SHOWER/ WET ROOM

Comprising pedestal wash basin with vanity unit beneath, low level WC, sloped floor with drainage and obscure double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

Windows to the rear aspect and doors to adjoining rooms.

### BEDROOM 2

Dual aspect with windows to both sides and fitted wardrobes.

### BATHROOM

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

### BEDROOM 1

Window to the front aspect and fitted wardrobes, door to airing cupboard and step to:-

### WC

Comprising ceramic hand wash basin, low level WC and Velux window. Door to:-

### WALK-IN WARDROBE

A useful walk-in storage space.

### OUTSIDE

Wrought-iron gates open to a gravel drive with ample parking, a detached workshop and triple garage. Rear patio, ideal for al fresco entertaining and lawned gardens with mature trees and hedges bordering set within 1.25 acres, offering development potential.

### TRIPLE DETACHED GARAGE

Fitted with timber doors, power and lighting supply with an adjoining room with windows to the front, side and rear aspects together with a glazed door into the garden.

### WORKSHOP

Fitted with a set of timber doors, power and lighting supply.

### VIEWINGS

By appointment through the Agents.







**Approximate Gross Internal Area 2256 sq ft - 210 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1557 sq ft – 145 sq m

First Floor Area 699 sq ft – 65 sq m

Outbuilding Area 1581 sq ft – 147 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>66</b>
	<b>48</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

[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.