

Waterbutt Row, Cambridge Road, Quendon **Freehold**

Kevin Henry

Key Features

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- Grade II Listed Cottage with period features
- Large open plan lounge/kitchen/diner
- Well equipped kitchen
- Large main bedroom
- Shower room

Grade II Listed cottage offering excellent living space and situated in the popular village of Quendon. Period features are evident throughout particularly in the living room with its exposed beams and brick surround fireplace. The open plan design offers excellent living space incorporating a living area, dining space and kitchen and the shower room completes the downstairs accommodation. Upstairs are a large main bedroom with wardrobe space and further good size bedroom.
The rear garden is particularly impressive with lawn and patio area.
Offered without an upward chain this charming cottage should be high on your list of properties to view!







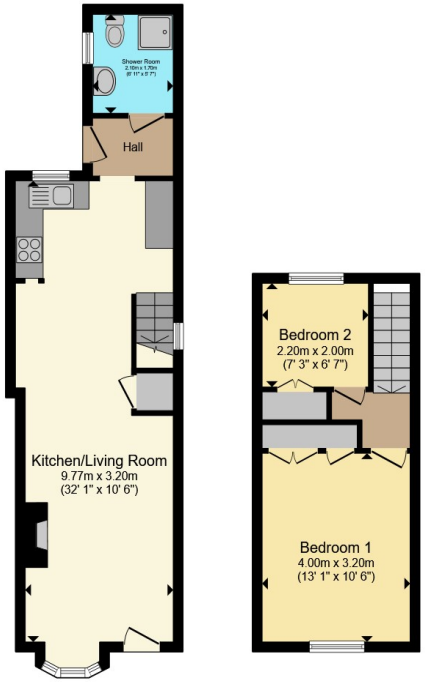
The well-regarded village of Quendon is perfectly situated with easy access to mainline stations at Newport, Saffron Walden and Bishops Stortford and access to the M11 in Bishops Stortford.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.







Ground Floor **First Floor**

Total floor area 63.3 sq.m. (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Kevin Henry

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