



Whisperwood, Langley Upper Green, CB11 4RU

CHEFFINS

Whisperwood

Langley Upper Green,
CB11 4RU

- Sought after village location
- High energy efficient improvements
- Three bedrooms
- 200ft rear garden
- Garage pre-wired for EV charging point
- Countryside views

A charming three bedroom cottage set in a delightful village location. The property offers beautifully presented accommodation with impressive eco-credentials and a 200 ft rear garden which backs onto open countryside.

3 1 1

Guide Price £425,000





LOCATION

Langley Upper Green is a community-oriented village surrounded by open countryside. Within a mile is The Bull Public House with food vans once a week, accessible via road or a pleasant cross-country walk. The village is only 3.5 miles from Clavering which has a local store, the highly acclaimed Cricketers Public House and Restaurant, The Fox and Hounds Public House and a Primary School. The market town of Saffron Walden is within 9 miles and Bishops Stortford is within 11 miles. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11 and A10. Audley End station is around 6 miles away with fast trains to London Liverpool Street (55 mins).

GROUND FLOOR

ENTRANCE HALL

Entrance door with adjoining obscure double glazed window, staircase rising to the first floor with understairs storage cupboard.

SITTING ROOM

Double glazed bay window to the front aspect with a pleasant outlook. Fireplace with log burning stove, exposed brickwork with built-in storage cupboards to either side.

KITCHEN/DINING ROOM

The kitchen is fitted with a range of base and eye level units with worktop space over, sink unit, electric hob with extractor hood over, built-in double oven, integrated dishwasher and fridge freezer and space for washing machine. Double glazed window providing views to the garden and countryside beyond. In the dining area are a pair of double glazed doors providing a good degree of natural light and access onto the patio and garden.

FIRST FLOOR

LANDING

Access to loft space, airing cupboard containing replacement hot water cylinder and doors to adjoining rooms.

BEDROOM 1

A light and airy double bedroom with views to the front aspect, fitted with a range of wardrobes and drawers.

BEDROOM 2

A double bedroom with built-in wardrobes with overhead storage cupboard and study area. The room enjoys far reaching views over the adjoining countryside to the rear.

BEDROOM 3

Built-in cabin bed and views overlooking the street scene to the front.

BATHROOM

A refitted suite comprising bath with independent shower over, vanity wash basin, WC in hidden cistern, tiled walls and flooring with underfloor heating, heated towel rail and a pair of obscure double glazed windows.

OUTSIDE

To the right-hand side of the terrace of cottages is a block containing three garages with a pathway leading to the front door. The property owns the middle garage which is pre-wired for an EV charging point. The rear garden is a particular feature of the property, extending to approximately 200ft in length, west-facing with far-reaching

views over the countryside to the rear. Adjoining the rear of the property is a hardstanding area which could be extended into the adjacent lawn.

GREEN ECO CREDENTIALS


Extensively upgraded by the current owner, the property boasts a comprehensive suite of eco-credentials, including Solar PV and thermal water heating, air source heat pump and a fully modernized central heating system. Complemented by double glazing and enhanced external insulation, this residence offers an unrivalled blend of environmental responsibility and modern comfort.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford



Approximate Gross Internal Area
 83.88 sq m / 902.87 sq ft
 (Excludes Garage)
 Garage Area 13.33 sq m / 143.48 sq ft

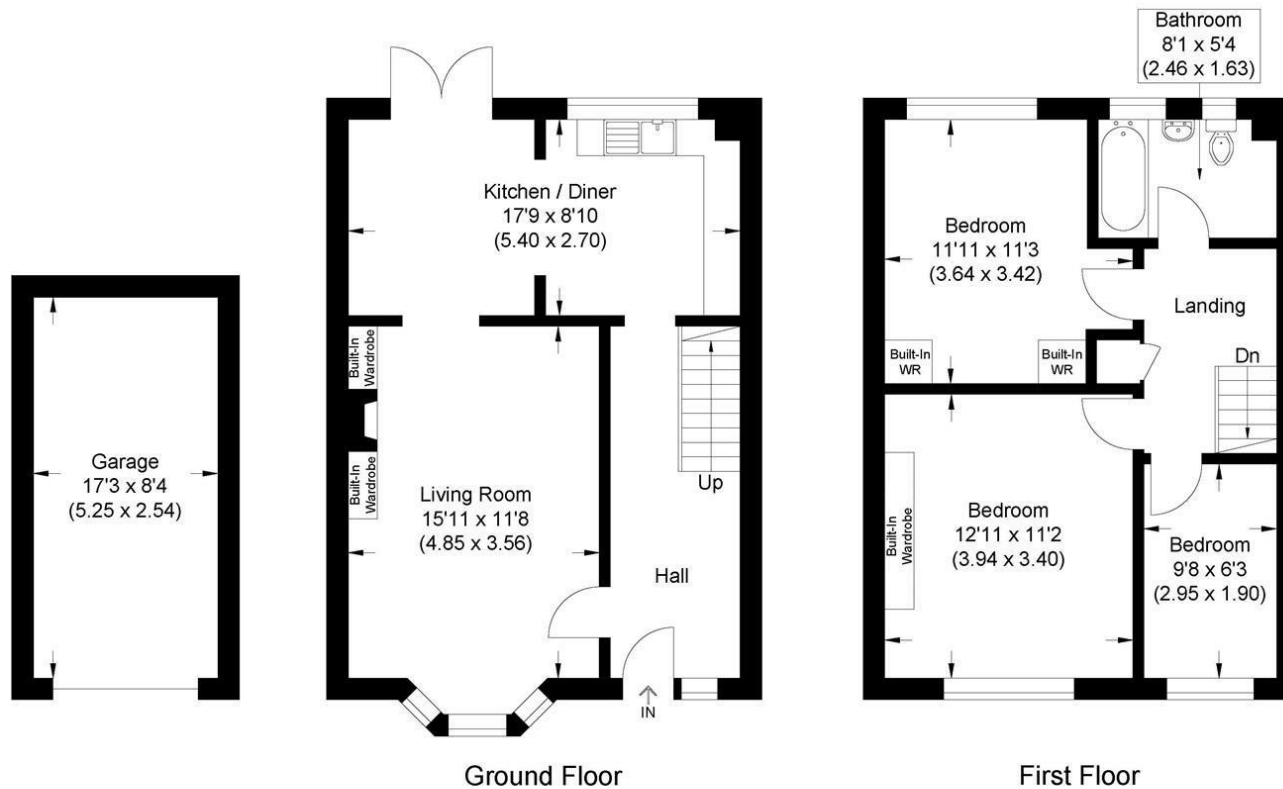


Illustration for identification purposes only, measurements are approximate, not to scale.

[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.

