



Duddenhoe End, CB11 4UU

**CHEFFINS**

Duddenhoe End,  
CB11 4UU

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**Guide Price £400,000**

- Charming cottage
- 0.15 of an acre plot
- Ample off street parking
- A wealth of period features
- No upward chain
- Scope for modernisation

A charming Grade II Listed cottage situated in an idyllic village location. The property offers a wealth of period features and scope for modernisation, together with a mature plot extending to 0.15 of an acre.





## LOCATION

Duddenhoe End is a small village set in lovely countryside which is 6 miles from the market town of Saffron Walden and 10 miles from the market town of Royston. Audley End Station (London's Liverpool Street) lies some 5 miles from the hamlet. Duddenhoe End has a thatched church and is surrounded by Essex farmland

**GROUND FLOOR****ENTRANCE HALL**

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

**KITCHEN**

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine, window to the side aspect and glazed door to:

**REAR LOBBY/GARDEN ROOM**

Useful built-in storage cupboard, window to the rear aspect and glazed door providing access to the garden.

**SITTING ROOM**

Window to the front aspect, Inglenook fireplace and door to:

**BATHROOM**

Comprising pedestal wash basin, panelled bath, window to the side aspect and door to:

**WC**

Comprising low level WC and windows to the rear and side aspects.

**FIRST FLOOR****BEDROOM 2**

Window to the rear aspect and door to:

**BEDROOM 1**

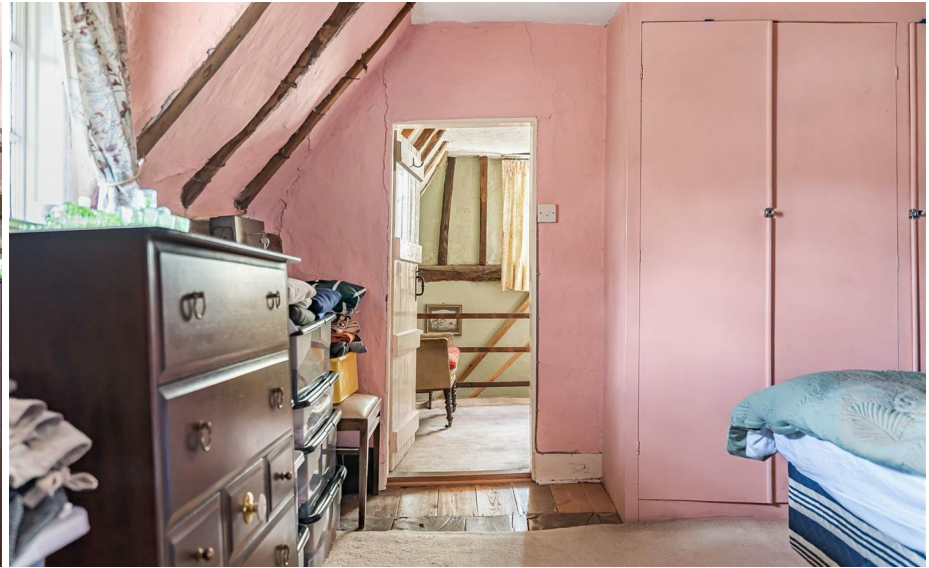
Fitted wardrobes, window to the front aspect and door to a walk-in storage cupboard.

**OUTSIDE**

The property sits on a good sized plot, accessed via a gravelled driveway, providing off-street parking for several vehicles. The front garden is predominantly laid to lawn with gated access to the rear garden which is also laid to lawn with hedges bordering, providing a good degree of seclusion.

**VIEWINGS**

By appointment through the Agents.

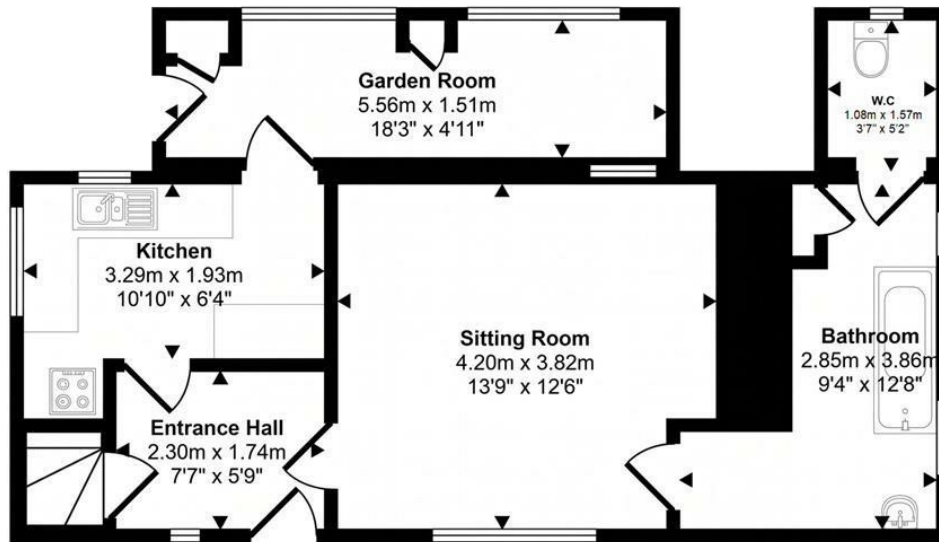




Guide Price £400,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford

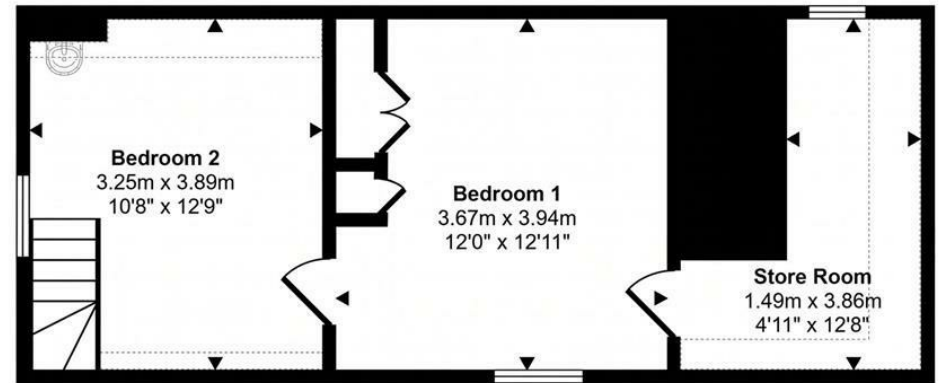


Approx Gross Internal Area  
89 sq m / 957 sq ft



**Ground Floor**  
Approx 51 sq m / 544 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.

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.

