

Kevin Henry

EST. 1988



2 RED BRICK COTTAGES, CAMBRIDGE ROAD, QUENDON, CB11 3XH

1 MARKET STREET, SAFFRON WALDEN, ESSEX, CB10 1JB, SAFFRON WALDEN: 01799 513632
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A stunning three bedroom character property situated in the sought-after village of Quendon. Within walking distance to the beautiful Bluebell Wood, and short distance to the mainline station in Newport, as well as easy access into Bishops Stortford and Saffron Walden.

PROPERTY AT A GLANCE

- Beautiful period home
- Three double bedrooms
- Semi-detached
- Presented in excellent condition
- Large front garden
- Smaller rear garden with garage and parking
- Set back from the road
- Lovely Location in the village of Quendon

The property has been lovingly refurbished in recent years and now offers excellently presented accommodation comprising entrance porch, a double aspect living room with wood burner, study, large kitchen/diner, and a rear porch. Upstairs offers three good size bedrooms, family bathroom with new flooring, and storage. Externally there is a large front garden with mature trees, and a smaller, private, landscaped patio rear garden with access to the garage and parking.

QUENDON

The village of Quendon, with Rickling Green close by, is renowned for its historic green, with the second oldest cricket pitch in the country. Rickling also has a highly respected primary school, a lovely village inn and is surrounded by some beautiful countryside, ideal for walks and rides. The market towns of Saffron Walden and Bishop's Stortford are within easy reach, as is the railway station at Newport, Audley End, Stansted and Bishop's Stortford. The M11 is within easy reach.

Asking Price £485,000 - Freehold





ENTRANCE HALL

3'10" x 3'6" (1.17m x 1.07m)

Wooden front door leading from large front garden. Tiled flooring. Door leading to lounge.

LIVING ROOM

14'9" x 14'6" (4.5m x 4.42m)

A most pleasant, dual aspect lounge, with windows to front and rear. A particular feature is the open fireplace with wood burning stove. There are doors to downstairs bedroom / study area, to staircase up to first floor and to kitchen area.

KITCHEN

18'7" x 12'2" (5.66m x 3.7m)

A fabulous 'Shaker' style kitchen with fitted base and eye-level units (including space saving corner cupboards etc.) with dark wood worksurfaces. There are glazed windows to rear and side aspects and door to rear garden, terracotta tiled flooring, integral oven and hob, integral dishwasher and washing machine, as well as space for a large fridge/freezer. A fantastic feature in this room is the individually made 'moveable' sideboard / centre island (which also features a lip to allow use as a breakfast bar).

STUDY

12'2" x 8'8" (3.7m x 2.64m)

Window to front aspect, integral storage cupboards, door to lounge, radiator.

FIRST FLOOR LANDING

11'7" x 9'9" (3.53m x 2.97m)

Return staircase with small glazed window to side aspect, loft hatch, doors to all first floor rooms, access to airing cupboard and integral storage.

BEDROOM 1

12'4" x 11'11" (3.76m x 3.63m)

Double-glazed window to rear aspect, double panel radiator.

BEDROOM 2

13'4" x 10'7" (4.06m x 3.23m)

Double-glazed windows to front and rear aspects, double panel radiator.

BEDROOM 3

12'6" x 9'5" (3.8m x 2.87m)

Double-glazed window to front aspect, double panel radiator, clever storage behind door.

BATHROOM

7' x 6'2" (2.13m x 1.88m)

Suite comprising panelled bath with shower over, low-level WC and pedestal wash basin, double-glazed Velux window to side aspect, integral storage cupboard and heated towel rail, spotlights to ceiling.

OUTSIDE:

To the front there is a lovely large garden laid mainly to lawn, with a paved pathway and patio area and established shrub and flower borders. The rear garden has a paved patio area leading to a lawned area with paved pathway and established shrub and flower borders. There are two parking spaces to the rear as well as a single garage with up-and-over metal door.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

Band E.

ENERGY EFFICIENCY RATING:

D.

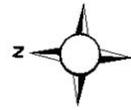




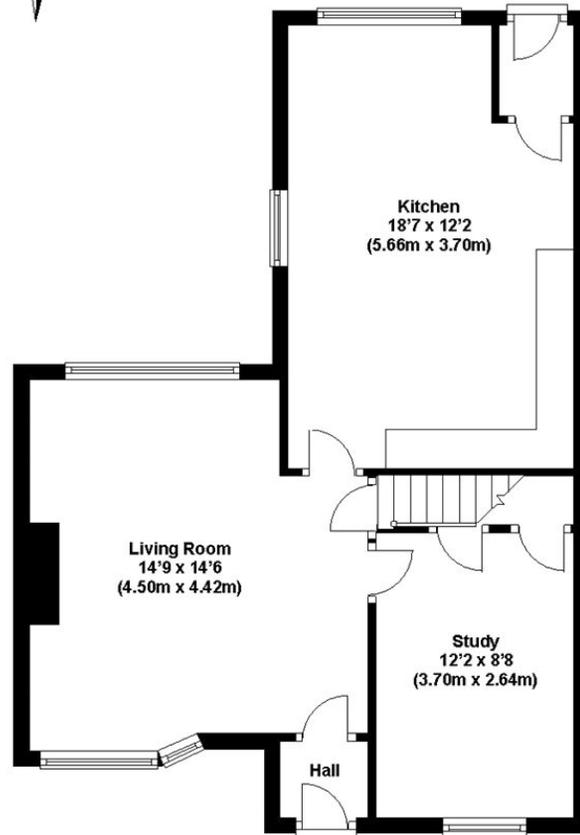
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



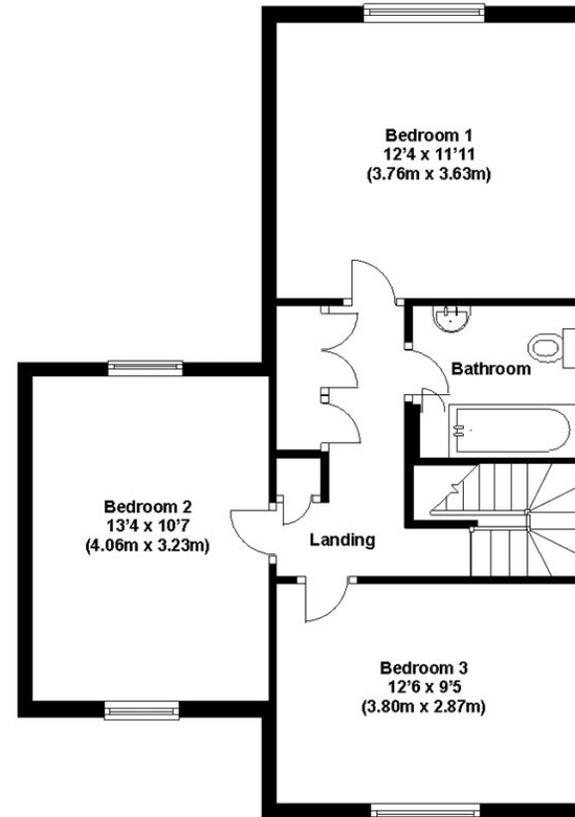
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Ground Floor



First Floor



Approx gross internal floor area 109 sqm (1175 sqft)

Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.



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