



Waterbutt Row, Cambridge Road, Quendon Saffron Walden

Price: Freehold £335,000 offers in excess of

- Character and charm
- Village location
- Superb garden
- Two bedrooms
- Grade II Listed
- High ceilings

EPC Rating: Exempt



A lovely brick and flint terraced cottage situated in the popular village of Quendon, within a short walk from the adjacent village of Rickling Green with a gastro pub and primary school.

A TRUE DELIGHT - A beautiful, genuine, Grade II Listed period cottage with the most fabulous gardens. Stacked with period features, accommodation comprises living room with wood burner, kitchen / breakfast room, two bedrooms, bathroom with roll top bath, 150 ft. rear garden - you really must book an appointment to see this cottage!

The charming village of Quendon is situated just south of Saffron Walden. With many period properties and surrounded by beautiful countryside, the village also shares, with the adjoining village of Rickling Green, a local inn / restaurant, cricket ground and primary school. There are further facilities in the nearby village of Newport, including a mainline railway station, and the M11 access point is within easy reach.

Lounge:

15' 1" x 11' 7" (4.59m x 3.53m)

Fireplace with wood burner. Exposed timbers, tiled floor, stairs to first floor and window to front.

Kitchen/Dining Room:

12' 4" x 12' 1" (3.75m x 3.68m)

One and half bowl sink unit with cupboards under, a further range of base and eye level units provide ample work and storage space. Plumbing for washing machine and dishwasher. Wall mounted gas boiler and gas cooker point. Window and door to rear.

First floor landing:

Access to loft space.

Bedroom 1:

13' 8" x 10' 6" (4.16m x 3.20m)

Cast iron fireplace, range of built in wardrobes and window to front.

Bedroom 2:

8' 8" x 8' 4" (2.64m x 2.54m)

Window to rear.

Bathroom:

Roll top bath, low level WC and wash basin. Towel radiator and window to rear.

Outside:

To the front is a large pathway which affords the residents parking.

The rear garden is an absolute delight extending to approximately 150' and is laid out in three sections. In the middle is a fantastic pond and to the rear was used as a vegetable plot. All being extremely private and a real treat for those with 'green fingers'.

Local Authority:

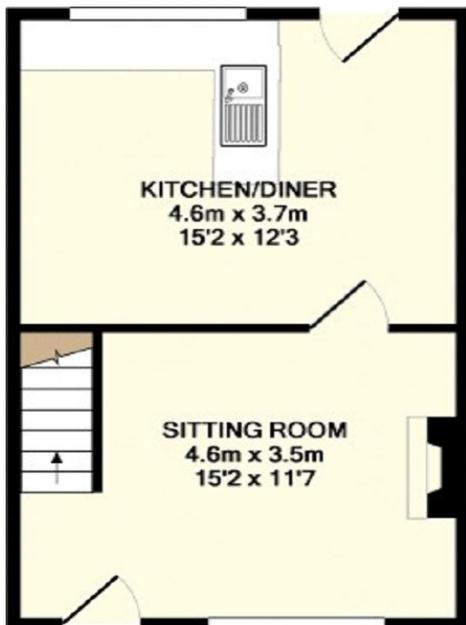
For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

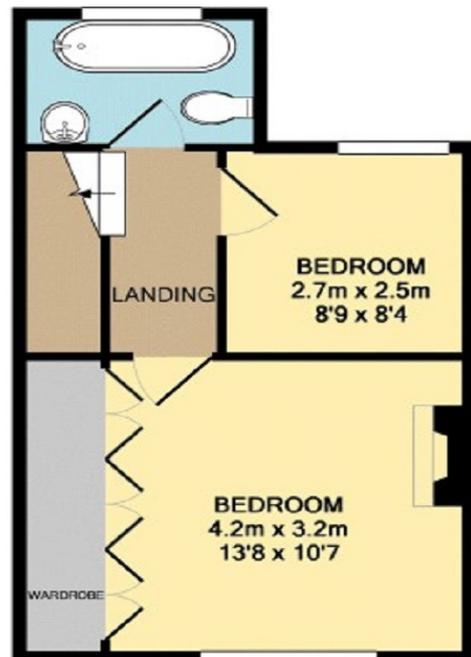
Band C.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100926 - 0010



GROUND FLOOR
APPROX. FLOOR
AREA 33.9 SQ.M.
(365 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.3 SQ.M.
(348 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.2 SQ.M. (713 SQ.FT.)

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