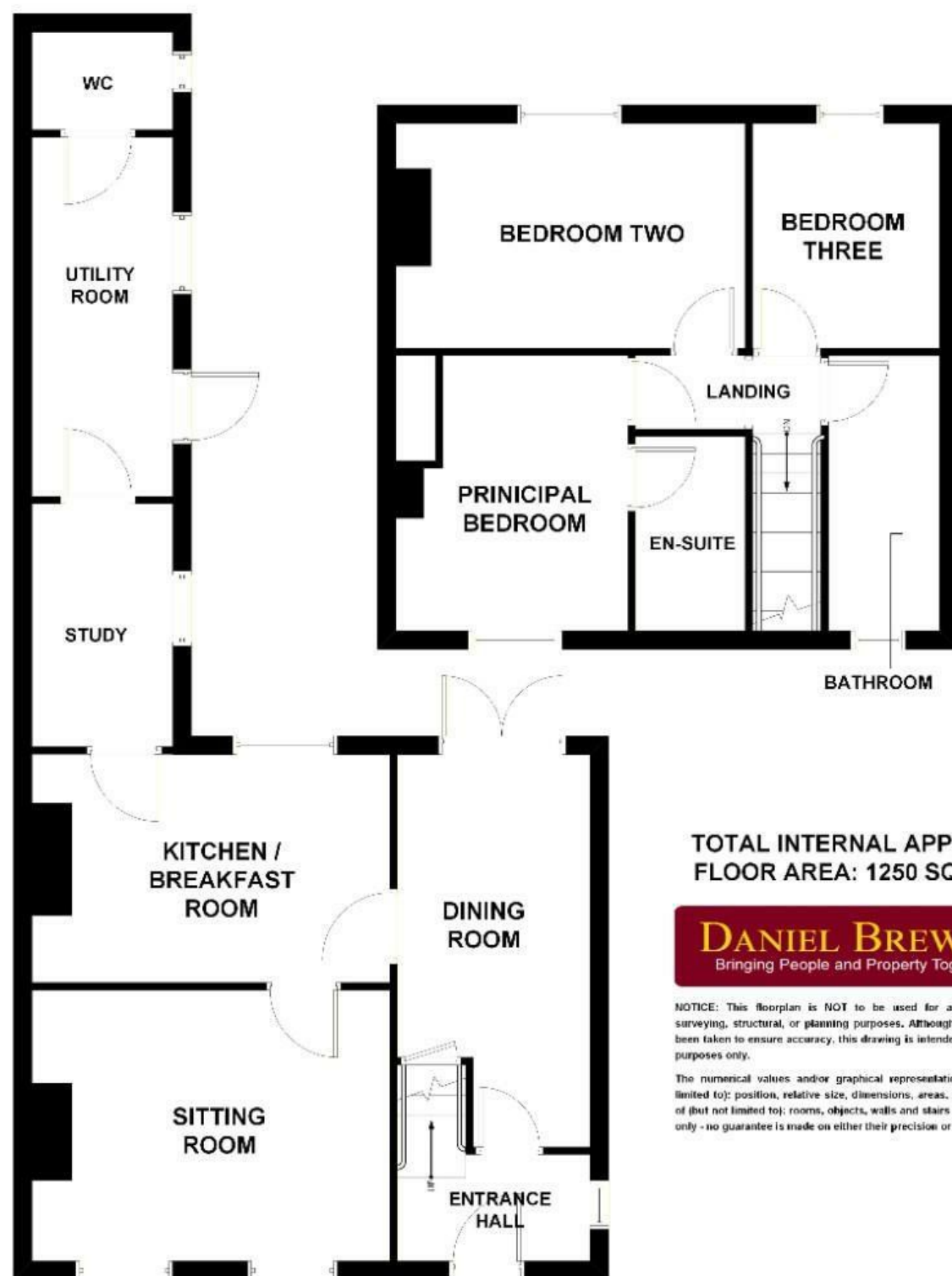


DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



TOTAL INTERNAL APPROX.
FLOOR AREA: 1250 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



HIGH STREET, WIDDINGTON, SAFFRON WALDEN, ESSEX,
CB11 3SG

£550,000



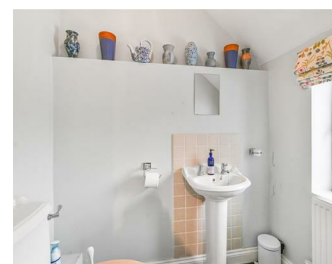
HIGH STREET WIDDINGTON SAFFRON WALDEN ESSEX CB11 3SG

No Onward Chain

Situated in the heart of the highly sought-after village of Widdington, this charming three-bedroom semi-detached cottage offers well-proportioned accommodation arranged over two floors, extending to approximately 1,250 sq ft.

The ground floor comprises a welcoming entrance hall, sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom.

Externally, the property boasts generous front and rear gardens, together with gated driveway parking.





Gated Driveway

To the rear of the property is a block paved driveway with access granted via a timber gate.

Village Summary

Widdington, Essex is a small and attractive rural village in the Uttlesford district, situated approximately 4 miles south of Saffron Walden and close to Newport. The village benefits from excellent road access via the M11, with nearby rail services from Audley End and Newport stations providing direct links to London Liverpool Street.

Local amenities include a traditional village pub (The Fleur de Lys), a village hall, children’s play area, allotments and visiting services such as a mobile post office. For a wider range of shops, schools and leisure facilities, residents are well served by Saffron Walden, just a short drive away.

Widdington is ideal for those seeking peaceful village living with convenient commuter links to Cambridge and London.

- No Onward Chain
- Three Bedroom Semi-Detached Cottage
- Generous Front & Rear Gardens
- Gated Driveway Parking
- Approximately 1250 Square Feet Of Accommodation
- Two Reception Rooms & Study
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- En-Suite & Family Bathroom
- Village Centre Location

Entrance Hall

Accessed via a partly glazed front door:- coir matting, wood effect flooring, double glazed opaque window to side aspect, stairs rising to the first floor landing, radiator, power points, door to.

Dining Room

17' x 8'3" (5.18m x 2.51m)
Double glazed French doors leading to the garden, radiator, power points, wood effect flooring, under stairs storage cupboard, door to.

Kitchen/Breakfast Room

15'5" x 9'10" (4.70m x 3.00m)
Double glazed window to rear aspect, base and eye level units with complimentary working surface over, inset oven, inset microwave, induction hob with extractor over, inset 1 1/2 bowl sink with drainer unit, integrated dishwasher, integrated fridge/freezer, feature brick chimney breast with feature Rayburn cooker (Not Working), part tiled walls, tiled flooring, inset spotlights, door to study, door to.

Sitting Room

15'5" x 12'5" (4.70m x 3.78m)
Two double glazed windows to front aspect, feature brick fireplace, radiator, power points.

Study

11'3" x 5'7" (3.43m x 1.70m)
Double glazed window to side aspect, tiled flooring, radiator, power points, door to.

Utility Room

Double glazed window to side aspect, base level units with solid Oak working surfaces over, inset Butler sink with mixer taps, space for washing machine, space for tumble dryer, floor mounted oil boiler, shelving, tiled flooring, door leading to the rear garden, door to.





Cloakroom

Double glazed Opaque window to side aspect, W.C, wash hand basin with pedestal, radiator, tiled flooring, part tiled walls.

First Floor Landing

Doors to.

Principal Bedroom

12'5" x 10'2" (3.78m x 3.10m)

Double glazed window to front aspect, built-in triple wardrobe, radiator, power points, door to.

En-Suite

Enclosed shower cubicle, wash hand basin with pedestal, W.C, heated towel rail, extractor fan, wood effect flooring.

Bedroom Two

15'7" x 9'10" (4.75m x 3.00m)

Double glazed window to rear aspect, feature cast iron fireplace, radiator, power points.

Bedroom Three

9'11" x 8'3" (3.02m x 2.51m)

Double glazed window to rear aspect, radiator, power points.

Family Bathroom

Double glazed window to front aspect, enclosed bath with mixer taps, separate shower over with glass screen, W.C, wash hand basin with pedestal, heated towel rail, part tiled walls, tiled flooring.

Gardens

To the rear of the property is a block paved patio area leading to a two tiered lawn with a variety of well stocked borders & oak retaining sleepers. A shingle pathway with steps lead to a timber shed and block paved driveway. the garden further benefits from an external water tap, a variety of mature shrubs and is fully enclosed. To the front of the property is a landscaped garden which is mainly lawn with well-stocked flower beds, various mature shrubs and a paved pathway leading to the front door.

