



Church Path, Wendens Ambo, CB11 4JZ

CHEFFINS

Church Path

Wendens Ambo, Wendens Ambo,
CB11 4JZ

- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE GARDEN
- WALKING DISTANCE TO STATION
- AVAILABLE LATE SEPTEMBER

A charming detached chocolate box cottage offering three double bedrooms, two reception rooms and fitted kitchen as well as beautifully landscaped gardens. Positioned next to the Church, this delightful home is available late September.

3 2 2

£1,650 PCM





LOCATION

Wendens Ambo is a charming small village with a Church and popular Village Inn. The market town of Saffron Walden is 2 miles distance and provides an excellent range of shopping, schooling and recreational facilities including a leisure centre with swimming pool. Wendens Ambo Pre-School, which is in the Village Hall is 2 minutes walk away. Audley End mainline station with trains to London's Liverpool Street is on the edge of the village and the M11 access point (Junction 9 Stump Cross south only) is 4 miles to the north.

GROUND FLOOR

ENTRANCE HALL

With doors leading through to adjoining rooms.

LOUNGE

With exposed beams and window overlooking the front aspect. The fireplace is not usable and is excluded from the tenancy.

DINING ROOM

With storage cupboard and window overlooking the front aspect. Stairs ascending to first floor and door leading through to :

INNER HALLWAY

With storage cupboard and door leading through to:

KITCHEN

With ample storage space with low and high level cupboards and worktop over. Integrated double oven, hob, dishwasher and American style fridge freezer. Patio doors provide access out to the garden.

FIRST FLOOR

LANDING

With doors leading through to

adjoining rooms and window overlooking the rear aspect.

BEDROOM ONE

With views over the front aspect as well as a Velux window. Access to:

EN SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, low level W/C and washbasin.

BEDROOM TWO

With dual aspect windows providing views over the Churchyard as well as large storage cupboard with hanging rail.

BEDROOM THREE

Accessed via a small staircase, this room overlooks the rear aspect and includes built in storage.

OUTSIDE

Externally there are beautifully landscaped gardens to the rear benefitting from a large area of lawn broken up by patio areas as well as mature trees and shrubs. There is a pathway which provides access to the side of the property and to the front there is an area of lawn and flower bed.

VIEWINGS

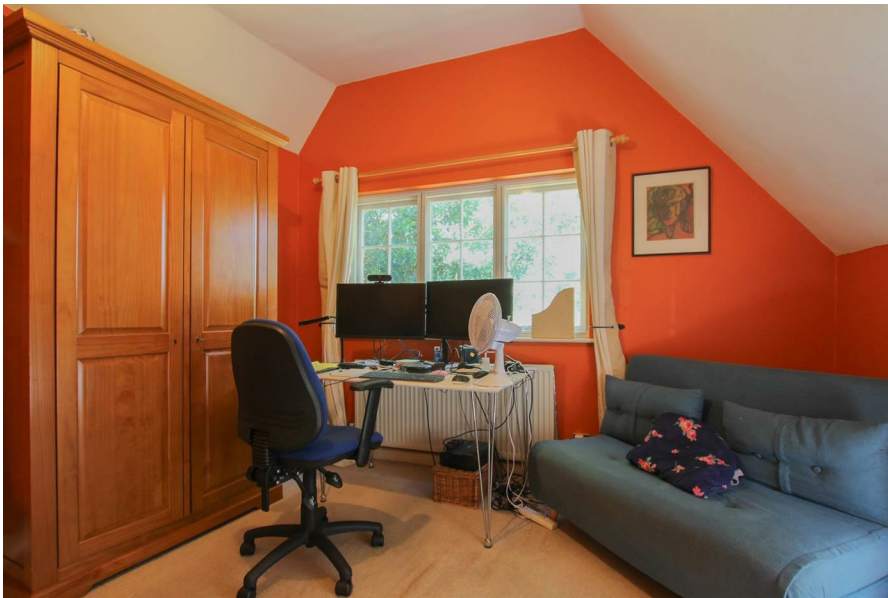
Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit : 380.00

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,650 PCM

Council Tax Band – F

Local Authority – Uttlesford

Agents note:

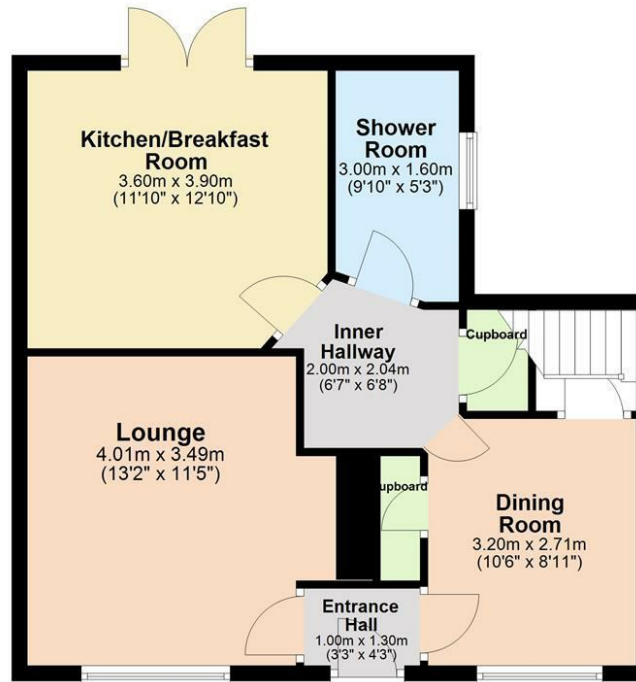
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Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

Ground Floor

Approx. 53.6 sq. metres (577.5 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.2 sq. feet)

