



Church Path, CB11 4JZ

CHEFFINS

Church Path

Wendens Ambo,
CB11 4JZ

A spacious and enchanting double bedroom detached property, located in Wenden Hall offering beautiful surroundings as well as excellent transport links. Including private enclosed garden as well as parking, this beautiful home is available Mid-October on an unfurnished basis. EPC Exempt and Council Tax band A

LOCATION

Wendens Ambo is a charming small village with a Church and popular Village Inn. The market town of Saffron Walden is 2 miles distant and provides an excellent range of shopping, schooling and recreational facilities including a leisure centre with swimming pool. 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.

1 1 2

£1,300 PCM





ENTRANCE HALL

Tiled floor with doors leading through to adjoining rooms and stairs to first floor.

KITCHEN

Fitted with a range of base and eye level units as well as electric cooker, integrated dishwasher and fridge.

DINING AREA

With integrated storage and shelving and windows overlooking the front aspect.

BATHROOM

A contemporary white three piece suite with shower over bath.

BEDROOM

A good sized double, benefitting from integrated wardrobe space and with window overlooking front aspect.

UTILITY

With space and plumbing for a washing machine.

FIRST FLOOR

LIVING SPACE

A stunning open space boasting vaulted ceiling as well as open fire and dual aspect windows.

STUDY

Ideal home office, with window overlooking the front aspect.

OUTSIDE SPACE

The property benefits from an enclosed courtyard garden with shed providing good storage space.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENTS NOTES

Holding Deposit - £300

Deposit - £1500

EPC - Exempt

Council Tax - A

Square Footage - 868

Property Type - Detached house

Property Construction - Brick with tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - The water is included in the rent.

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Septic Tank

Heating - Oil boiler with radiators and an open fire in the living area.

Broadband Connected - Yes

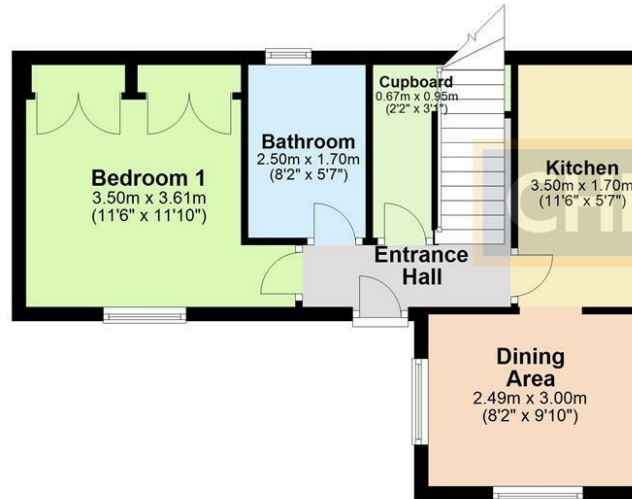
Broadband Type - Fibre to the property

Mobile Signal/Coverage - Average

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



Ground Floor
Approx. 40.5 sq. metres (435.5 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

£1,300 PCM
Council Tax Band - A
Local Authority - Uttlesford District
Council

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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.

