



Streetly End, West Wickham, CB21 4RS

CHEFFINS

Streetly End

West Wickham,
CB21 4RS

- Semi-Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining Room
- Sitting Room
- Planning Permission For Garden Office
- EV Charger & Solar Panels

An impressive and significantly improved family home, offering stylish and expansive accommodation centred around a superb open-plan kitchen/dining room with direct access onto the garden. The property further benefits from far-reaching views to the rear, solar panels and an EV charging point, and enjoys a semi-rural setting whilst remaining within easy reach of a range of amenities in nearby villages.

4 3 2

Guide Price £499,950





LOCATION

Streetly End is a small and picturesque hamlet situated on the edge of the highly regarded village of West Wickham, surrounded by attractive rolling countryside and offering a peaceful semi-rural setting. West Wickham benefits from a traditional public house, parish church and active village community, whilst the nearby villages of Balsham and Linton provide a wider range of everyday amenities including convenience stores, post offices, cafés, public houses, highly regarded primary schooling and medical facilities. The larger market town of Saffron Walden is also within easy reach and offers an excellent range of independent shops, supermarkets, restaurants and leisure facilities. For commuters, the property is well positioned for access to the A11, A1307 and M11, providing links to Cambridge, Newmarket, Stansted Airport and London. Mainline rail services are available from both Whittlesford Parkway and Audley End stations, offering regular services to Cambridge and London Liverpool Street. The area is also particularly well regarded for its countryside walks, cycling routes and access to a number of well-respected state and independent schools, making it an attractive location for families and those seeking a quieter lifestyle without feeling isolated.

ENTRANCE HALL

Panel-glazed entrance door with side glazed panelling leading into entrance hall with stairs rising to first floor accommodation, understairs storage cupboard, inset LED downlighters, triple-glazed window to front aspect and panel doors leading to respective rooms.

GROUND FLOOR SHOWER ROOM

Comprising a three-piece suite with shower cubicle, wall-mounted shower head and glazed shower door, low-level WC with concealed dual flush, hand wash basin with hot and cold mixer tap and storage cupboards beneath, tiled surround, tiled flooring, heated towel rail, wall-mounted mirror with integrated lighting and shaving point, inset LED downlighters, extractor fan and triple-glazed privacy window to side aspect.

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

An expansive and highly versatile space, ideal for modern family living.

KITCHEN AREA

Comprising a collection of both wall and base-mounted storage cupboards and drawers fitted with a soft-close feature, composite stone work surfaces with inset stainless steel sink with hot and cold mixer tap and drainage to side, integrated four-ring hob with splashback and concealed extractor above, adjacent integrated oven and grill, space for fridge/freezer and integrated concealed dishwasher. Matching kitchen island with continuation of the work surface creating a breakfast bar, inset LED downlighters, pendant lighting, triple-glazed window overlooking the garden and skylight.

DINING/LIVING AREA

Opening seamlessly from the kitchen and benefitting from tiled flooring, inset LED downlighters, skylight, LED strip lighting, fitted bookcases and triple-glazed doors leading out onto the rear garden.

UTILITY ROOM

Comprising a collection of base-mounted storage cupboards with stone-effect roll-top work surfaces, inset stainless steel sink with hot and cold mixer tap, tiled splashback, space and plumbing for washing machine and tumble dryer, tiled flooring, inset LED downlighters, extractor fan and triple-glazed door providing side access.

SITTING ROOM

Wood-effect flooring, inset LED downlighters, wall-mounted underfloor heating control and triple-glazed window to front aspect.

FIRST FLOOR LANDING

Loft access, inset LED downlighters and panel doors leading to respective rooms.

PRINCIPAL BEDROOM

Wall-mounted underfloor heating control, triple-glazed window overlooking the rear garden, double doors opening onto a flat roof area and door leading through to:

EN-SUITE SHOWER ROOM

Comprising a three-piece suite with shower cubicle, wall-mounted shower head and glazed sliding door, low-level WC with concealed dual flush, hand wash basin with hot and cold mixer tap and storage cupboards beneath, tiled surround, tiled flooring, heated towel rail, inset LED downlighters, extractor fan and triple-glazed privacy window to side aspect.

BEDROOM 2

Built-in wardrobes fitted with railings and shelving and triple-glazed window to front aspect.

BEDROOM 3

Wall-mounted underfloor heating control and triple-glazed window overlooking rear aspect.

BEDROOM 4

Wall-mounted underfloor heating control and triple-glazed window overlooking rear aspect.

FAMILY BATHROOM

Comprising a three-piece suite with panel-enclosed bath with wall-mounted shower head, hot and cold mixer bath tap and glazed shower screen, low-level WC with concealed dual flush, hand wash basin with hot and cold mixer tap and storage cupboards beneath, tiled surround, tiled flooring, heated towel rail, wall-mounted mirrored cupboard with integrated lighting and shaving point, inset LED downlighters, extractor fan and triple-glazed privacy window.

OUTSIDE

To the rear, the property enjoys an extensive and lengthy garden with a paved patio area led directly off the rear of the house, alongside an air source heat pump and timber storage shed. Timber sleepers enclose a raised section which offers excellent potential to be laid to lawn. To the very rear, open wire fencing provides uninterrupted views over arable land beyond, with timber fencing to one side and mature hedging to the other. To the front, the property is approached off Streetley End via a dropped kerb leading onto a gravel driveway providing off-road parking for multiple vehicles, benefitting from an EV charging point and side access leading through to the rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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	

Guide Price £499,950

Tenure - Freehold

Council Tax Band - C

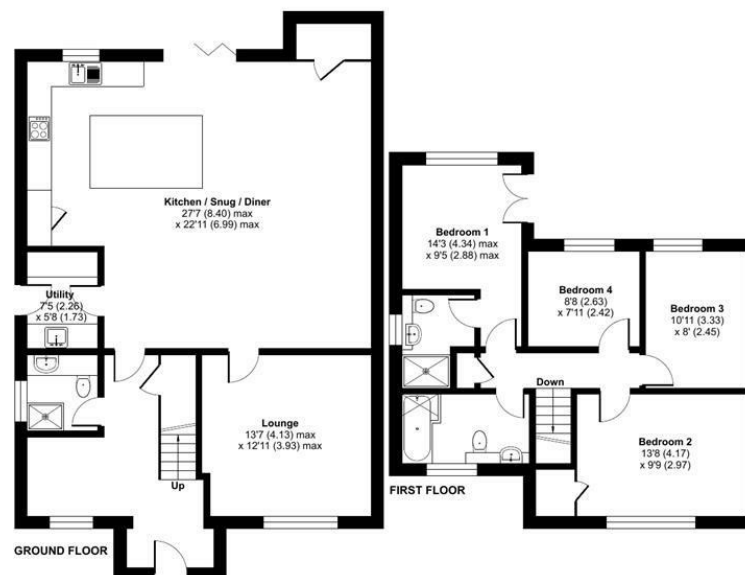
Local Authority - South Cambridgeshire District

Council

Streetly End, West Wickham, Cambridge, CB21

Approximate Area = 1652 sq ft / 153.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pyp Homes Limited. REF: 1434531

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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