



Hallfield, Quendon, CB11 3XY

**CHEFFINS**



## Hallfield

Quendon,  
CB11 3XY

- Open kitchen/diner
- Tucked away location
- Driveway and cart lodge
- Four bedrooms
- Bathroom and en suite
- South facing garden

An attractive four bedroom home situated in a pleasant village location. The property offers bright and well proportioned accommodation, together with ample off street parking and a south facing rear garden.

4 2 2

**Guide Price £500,000**





## LOCATION

Quendon is an attractive wooded village within easy reach of mainline rail stations at Newport and Stansted with a fast service into to London Liverpool Street (Stansted Express), Audley End and Bishops Stortford. Adjoining Quendon is the village of Rickling Green with its traditional pub on the village cricket green and primary school. The popular village of Stansted, 2 miles south, has a range of amenities including church, inns, shops, post office, excellent schools and even a castle and museum. The market town of Saffron Walden with its excellent shopping and recreational facilities is 6 miles away and the larger town of Bishops Stortford approximately 5 miles away with various shopping facilities and schooling for all ages including Bishop's Stortford College and Anglo European School. The M11 motorway access point (junction 8) is approximately 5.5 miles south, giving access to Stansted Airport. The A11 and Cambridge to the north.



## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the rear aspect.

### SITTING ROOM

Bay window to the front aspect and glazed doors opening to:

### KITCHEN/DINER

Fitted with a range of base and eye level units with ceramic sink, integrated fridge freezer, dishwasher, range style cooker with extractor hood over and microwave. Window to the rear aspect and glazed French doors opening to the garden. Door to:

### UTILITY ROOM

Fitted with base units with space and plumbing for washing machine and tumble dryer, wall-mounted gas fired boiler, window to the rear aspect and

part-glazed door opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, airing cupboard and access to the loft space.

### PRIMARY BEDROOM

Window to the front aspect, fitted wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the front aspect.

### BEDROOM

Window to the rear aspect and fitted wardrobes.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath, shower enclosure and obscure glazed window to the rear aspect.

### BEDROOM

Window to the rear aspect, bespoke fitted cabinetry with shelving.

## BEDROOM

Window to the front aspect.

## OUTSIDE

To the front of the property the garden is laid to lawn with an adjoining driveway providing off-street parking and access to a covered parking bay. There is gated access to the south-facing rear garden which has a central lawn with raised beds bordering and a Indian sandstone paved terrace for al fresco entertaining.

## VIEWINGS

By appointment through the Agents.









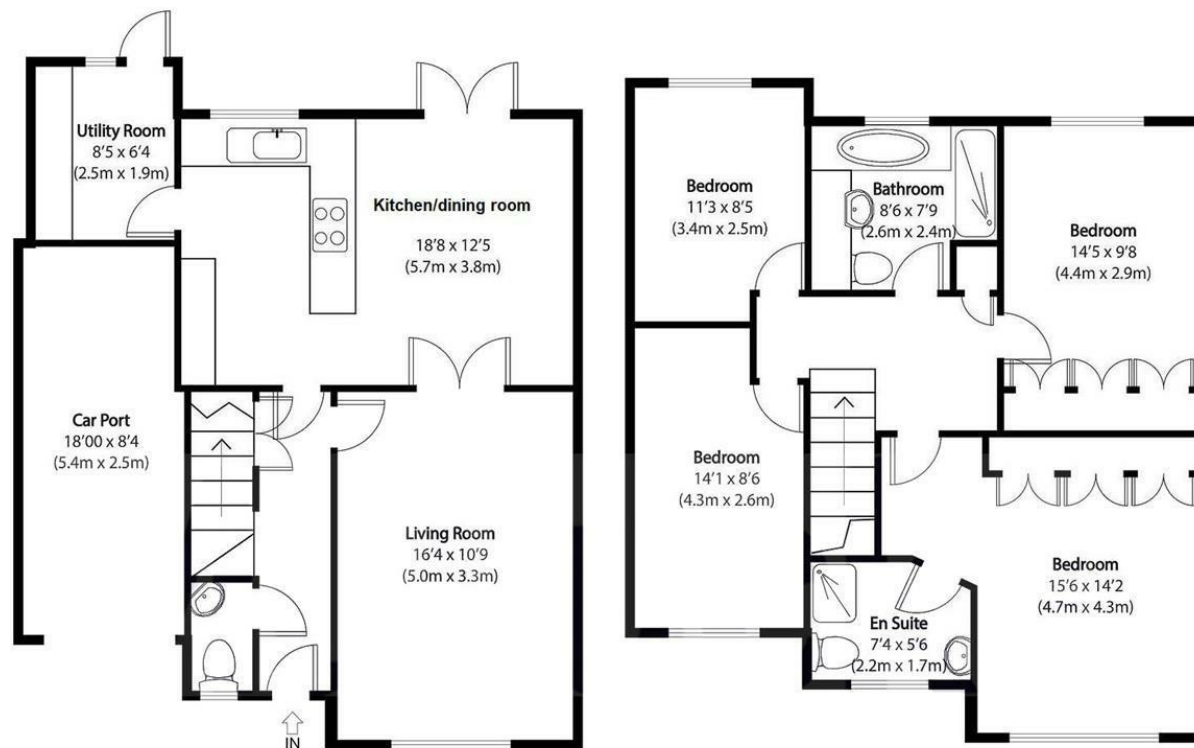
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (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                             | 78      | 82        |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford



Ground Floor

First Floor

Approximate Gross Internal Area  
1485 sq ft (138 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.

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>.

8 Hill Street, Saffron Walden, 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.