



Howlett End, Wimbish, CB10 2XW

**CHEFFINS**

## Howlett End

Wimbish,  
CB10 2XW

- Well-proportioned chalet style home
- 25ft sitting room with log burner
- Versatile accommodation
- Plot size approx. 0.25 of an acre
- Well-tended gardens
- Large detached garage & ample off-street parking

A detached three/four bedroom home which sits comfortably within a 0.25 of an acre plot. The property offers well-proportioned and versatile accommodation, together with a large driveway, garage and mature gardens.

4 3 2

**Guide Price £650,000**





## LOCATION

The popular village of Wimbish is about 3 miles from the market town of Saffron Walden where there is an excellent range of shopping, schooling and recreational facilities and about 3 miles from the historic town of Thaxted. Audley End mainline station with trains to London Liverpool Street and Cambridge is approximately 5 miles distant and Newport station is 3 miles distant, the M11 access point at Bishop's Stortford (junction 8) and Stansted Airport are 13 miles distant. Less than a mile is a cafe and garden centre.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor, fitted storage cupboards and doors to adjoining rooms.

### LIVING ROOM

Windows to the front aspect, feature fireplace with wood burning stove and obscure glazed French doors leading into:-

### KITCHEN/BREAKFAST ROOM

Fitted with a range of eye and base level units with worktop over, stainless steel sink, dishwasher, electric double oven with four ring gas hob, plinth-fitted electric fan heater and space for a free-standing fridge freezer. A bi-folding door opens to a pantry cupboard with fitted shelving, along with space for an additional low level fridge or freezer and obscure glazed window to the rear. The breakfast area has additional base units, space for wine cooler, glazed sliding doors to the rear and a glazed door to:-

### UTILITY ROOM

Fitted with eye and base level units with worktop over, stainless steel sink, water softener, space and plumbing for a washing machine, Worcester gas fired combi boiler, window to the side aspect along with a part-glazed external door leading out to the garden.

### BEDROOM 3/FAMILY ROOM

Dual aspect with windows to the front and side.

### DINING ROOM/BEDROOM 4

Window to the side aspect together with glazed sliding doors into:-

### CONSERVATORY

Windows to both side and rear aspects together with glazed French doors to the side and electric underfloor heating.

### BATHROOM

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

## FIRST FLOOR

### LANDING

Window to the front aspect, fitted eaves storage cupboard, fitted wardrobe, loft access and doors to adjoining rooms.

### BEDROOM 1

Dual aspect with windows to the front and rear, integrated wardrobes and eaves storage, dressing area with window to the rear aspect and door to:-

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, panelled bath with shower attachment, low level WC, heated towel rail and window to the rear.

### SHOWER ROOM

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

### BEDROOM 2

Window to the front aspect and fitted wardrobe.

### OUTSIDE

A gravelled driveway provides off-street parking for several vehicles and access to a large detached garage. There is gated side access on both sides of the house to the rear garden which features a raised paved terrace, ideal for al fresco entertaining. Steps and slopes lead down to a lawn bordered by mature trees and flowerbeds, along with a shed, greenhouse, log store and two ponds.

### DETACHED GARAGE

Fitted with an electric roller shutter door, power and lighting connected, two windows and external side door.

### VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 71                         | 78                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford



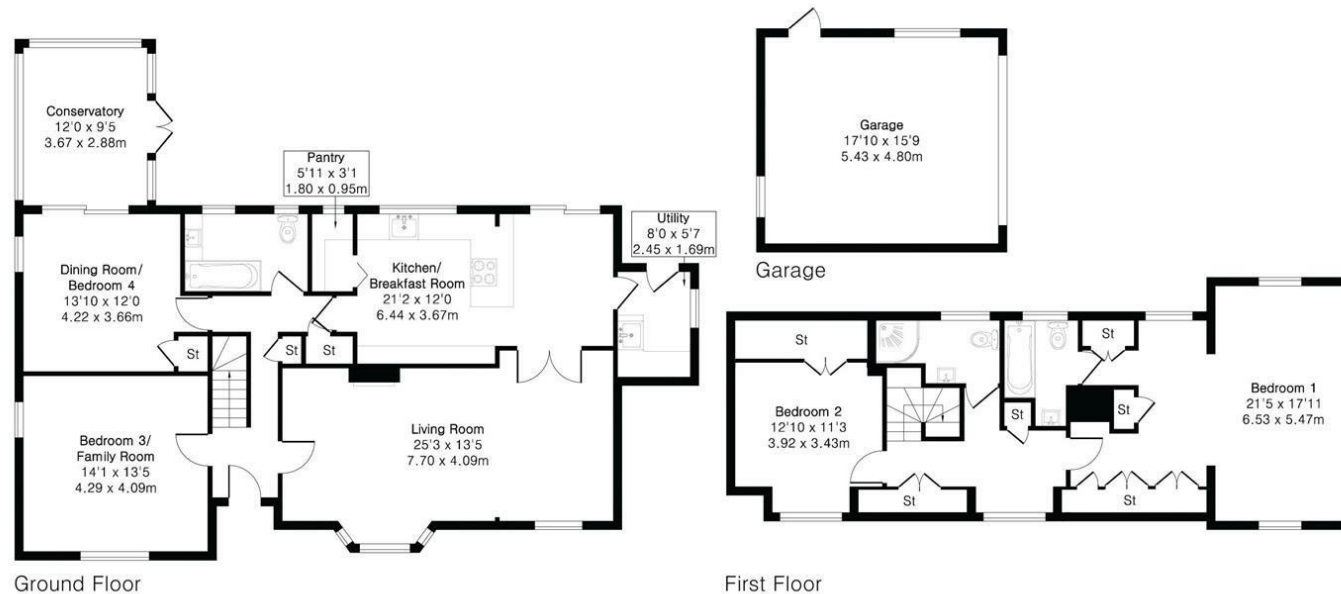


**Approximate Gross Internal Area 1890 sq ft - 176 sq m  
(Excluding Garage)**

Ground Floor Area 1254 sq ft – 117 sq m

First Floor Area 636 sq ft – 59 sq m

Garage Area 281 sq ft – 26 sq m



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.

