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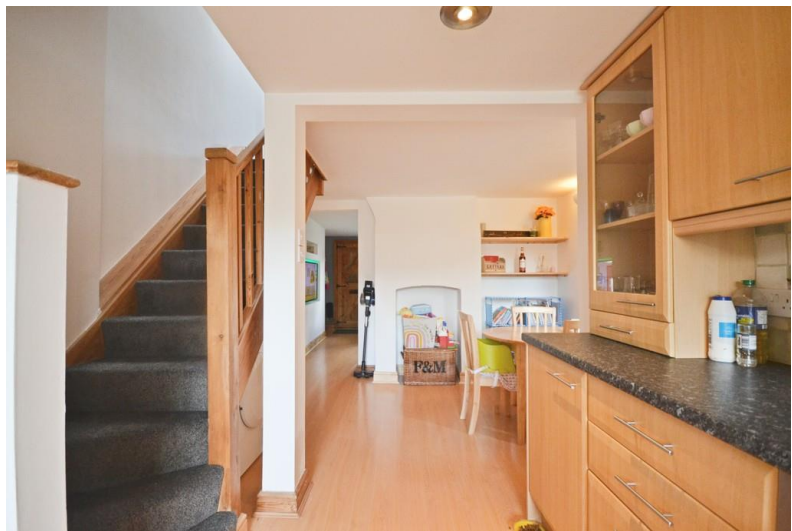
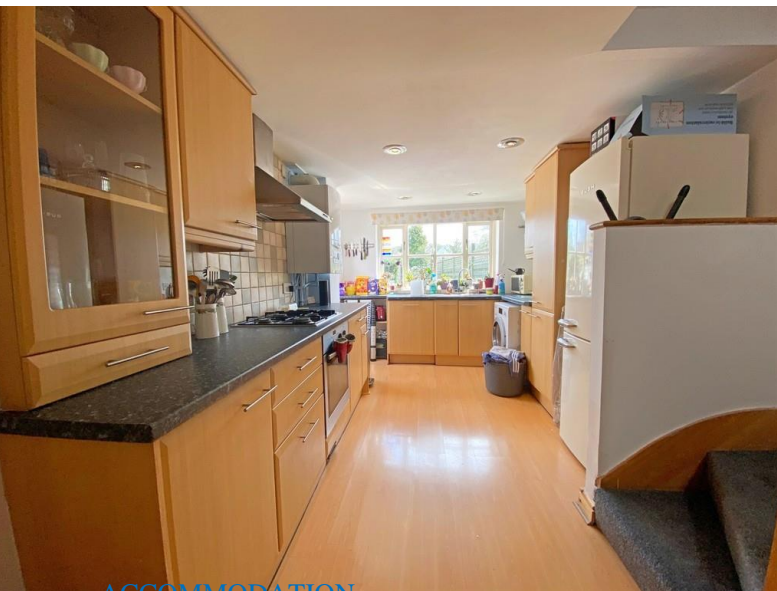


2 Lacey Cottages, Rickling Green, Saffron Walden, Essex, CB11 3YF

A well appointed 2 bedroom cottage of character occupying a pleasant position set on the edge of this highly popular village.

GUIDE PRICE: £375,000

- Attractive 2 bedroom cottage
- Situated in the heart of this popular village
- Good size garden
- Well located for access to Saffron Walden, Bishop Stortford and mainline stations at Newport, Audley End and Stansted Mountfitchet



ACCOMMODATION

2 Laceys Cottages is a truly charming 2 bedroom cottage, providing light and airy living accommodation extending to approximately 682sqft as well as a lovely large garden to the rear. The property enjoys a wonderful position set on the end of this highly popular and picturesque village with it's attractive village green, highly regarded primary school as a well as a popular village pub. The village of Rickling Green is perfectly located for ease of access to both Saffron Walden and Bishop's Stortford providing a wonderful combination of quiet village life with good commuting link. In detail the accommodation comprises:-

LIVING ROOM 11' 1" x 11' 0" (3.38m x 3.35m)

Feature fireplace with inset wood burner, radiator, window with wooden shutters with aspect to front, laminate wood flooring, walk through to dining area.

KITCHEN/DINING ROOM 22' 2" x 12' 1" (6.76m x 3.68m)

Well proportioned room which divides into a dining area and kitchen. The kitchen is well fitted with an extensive range of base and eye level units incorporating a Neff oven hob with extractor fan over, single drainer sink unit with adjacent work tops, wall mounted gas fired boiler which supplies central heating and hot water, window with views to rear garden, door to side. The dining area benefits from window to rear, stairs to first floor, radiator, wooden flooring.

ON THE FIRST FLOOR

LANDING

Velux roof light, Doors leading to:-

BEDROOM 1 12' 0" x 11' 2" (3.66m x 3.4m)

Window with wooden shutters with aspect to front, radiator.

BEDROOM 2 9' 1" x 9' 0" (2.77m x 2.74m)

Window with aspect to rear, built in storage, radiator.

BATHROOM

Three piece suite comprising panel enclosed bath with shower attachment and glazed shower screen, low level wc, wash hand basin, heated towel rail, window with aspect to rear.

OUTSIDE

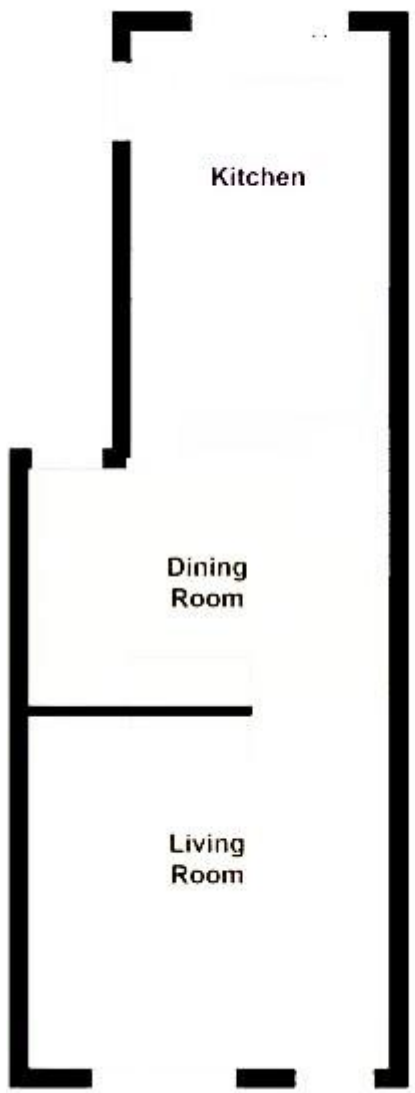
The rear gardens are a particular feature being approximately 80ft in length and laid to lawn, fully enclosed on all boundaries, patio area, gated rear pedestrian access. Garden shed. Front garden approached via a gate which is laid to lawn.

LOCATION

Rickling Green is an attractive hamlet just south of Saffron Walden with a popular, traditional pub and cricket green and is within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford as well as benefitting from a frequent bus service to Saffron Walden, Bishop's Stortford or Stansted Airport. There is a primary school, inn/restaurant and a Parish Church in Rickling and the adjoining village of Quendon. The market town of Saffron Walden is 6 miles offering good shopping, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The towns leisure facilities include an 18 hole golf course, the cinema and a 800 seat concert hall. The village of Stansted, 2 miles south, has a range of amenities including a church, inns, shops, a post office, excellent schools and even a castle and museum. It has its own railway station, with a fast service into London's Liverpool Street (Stansted Express), to Stratford and to Cambridge. Bishops Stortford Approximately 5 miles away, which also has a main line station, various shopping facilities and schooling for all ages. The M11 motorway (junction 8) is approximately 5.5 miles south, also giving access to Stansted Airport. The A11 and Cambridge are to the north.

SERVICES

All main services are connected





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

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