



Pantiles, Green Road
CB11 3XF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Pantiles

Green Road | Quendon | CB11 3XF

Guide Price £575,000

- A well-proportioned, 2/3-bedroom property
- Principal bedroom with ensuite bathroom
- Ensuite shower room to bedroom two
- Ground floor bathroom
- Study/ bedroom three
- Garden room/ utility room
- Superb, south facing garden
- Off road parking
- EPC: D
- Council Tax Band: E

The Property

A generous, detached, 2/3-bedroom home located on an off road, quiet village position. The well-maintained property offers south facing gardens and off-road parking.

The Setting

Pantiles is situated in a quite cul - de - sac in the Essex village of Quendon. Quendon is an attractive wooded village just south of Saffron Walden and within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford. There is a Primary School, Inn/restaurant and a Parish Church. Adjoining Quendon is the village of Rickling Green with its traditional pub on the village cricket green. The popular 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. 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, 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.

The Accommodation

In detail, the property comprises entrance hallway with stairs rising to the first floor, under stair storage cupboard and doors leading to the adjoining rooms. The spacious sitting room has sliding patio doors leading out to the rear garden and built in bookshelves and storage cupboards to one wall. An archway leads into the good-sized dining room with





window to front aspect. The kitchen is fitted with a matching range of wall and base units with an electric cooker with extractor fan over, a twin butler style sink with space and plumbing for a washing machine and free-standing fridge/freezer. The utility room has space for a tumble-dryer. A door from here leads to a sunroom with door to the rear garden. A large study to the front of the house could also be utilised as a 3rd bedroom. In addition, a ground floor bathroom comprises shower cubicle, panelled bath, W.C and wash hand basin.

The first-floor landing has doors to two, double bedrooms. The principal bedroom is extremely spacious, benefiting from an extensive range of fitted wardrobes and an ensuite bathroom comprising shower cubicle, panelled bath, W.C and wash hand basin. Bedroom two also has an ensuite shower room and a door leads to a sizeable loft storage area.

Outside

The property is approached via a gravelled driveway which is owned by Pantiles with a right of way given to the adjacent house. The driveway offers a good parking and turning area with a side gate which leads to the south facing, rear garden. The established rear garden is laid mainly to lawn with well stocked borders and raised beds. A paved



terrace area with a large raised decked terrace provides an ideal space for outdoor entertaining. In addition, there is also a greenhouse.

Services

Mains water, electricity and drainage connected. Oil fired central heating.

Local Authority

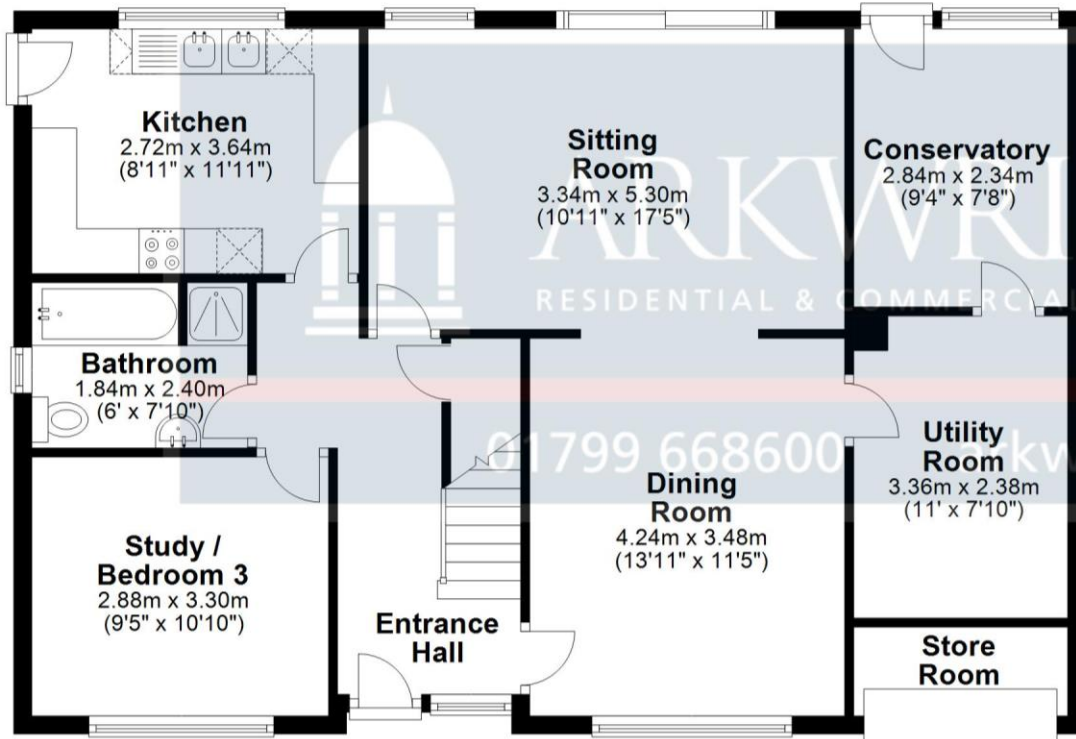
Uttlesford District Council





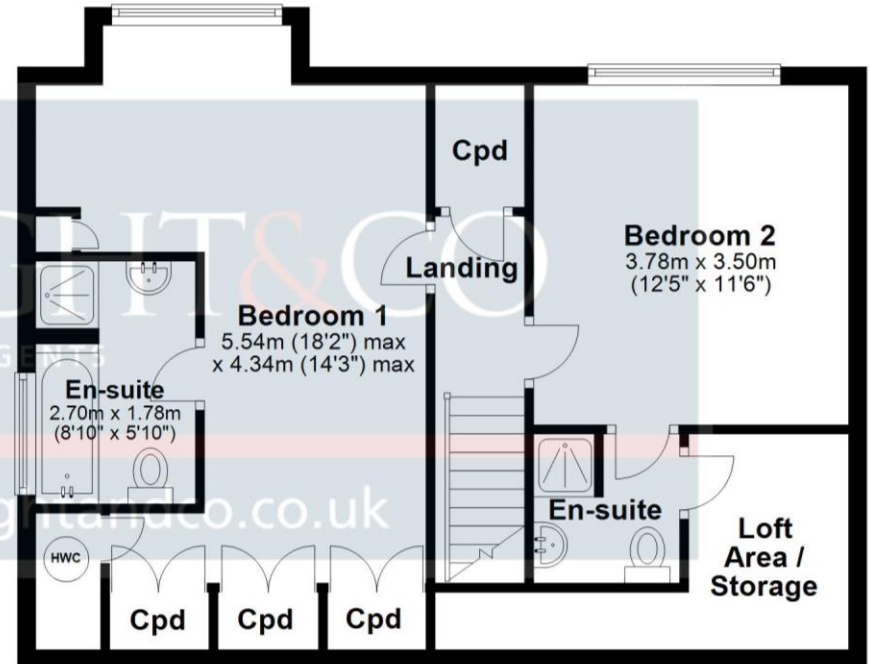
Ground Floor

Main area: approx. 84.1 sq. metres (905.3 sq. feet)
Plus store room, approx. 2.4 sq. metres (25.3 sq. feet)



First Floor

Main area: approx. 51.4 sq. metres (552.9 sq. feet)
Plus loft area / storage, approx. 6.8 sq. metres (73.3 sq. feet)



Main area: Approx. 135.5 sq. metres (1458.2 sq. feet)

Plus loft area / storage, approx. 6.8 sq. metres (73.3 sq. feet)
Plus store room, approx. 2.4 sq. metres (25.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



ARKWRIGHT & CO
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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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