



THE CEDARS, DYERS END

Stambourne, Halstead, CO9 4NE

£350,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Two Bedroom Bungalow
- Detached with Parking and Carport
- Backing onto Fields
- Conservatory
- Large Kitchen / Diner
- Central Village Location
- Offered Chain Free
- Double Glazed





Property Description

THE PROPERTY

Delightful semi - rural two bedroom bungalow offering spacious accommodation and backing onto fields at the rear. Stambourne is a popular village just on the outskirts of Finchingfield.

THE LOCATION

Stambourne is a quiet and rural county village. Located on the Essex, Suffolk and Cambridgeshire borders, this property is perfectly located to enjoy many of the nearby villages, such as Finchingfield, Clare, Cavendish and Long Melford to name a few.

The larger centres of Haverhill, Braintree and Saffron Waldon are all within easy access and provide train links into Central

London in under 60 minutes. Slightly further afield, but still within easy reach, are the larger cities of Colchester and Cambridge where you will find the world-renowned Cambridge University, museums and theatres.

Local Transport Links:

- Nearest Rail Stations: Braintree (10 miles) or Audley End (15 miles).
- Nearest Airport: Stansted Airport (12 miles) or Cambridge Airport (18 miles)

Local Schools: A wide range of "Good" to "Outstanding" primary and secondary schools within easy reach, along with easy access to outstanding private schools, including Barnardiston Hall Preparatory School (Haverhill) and Stoke

College (Stoke-by-Clare).

The world-renowned educational facilities of Cambridge are also within easy commute.

ENTRANCE HALL

FAMILY BATHROOM

BEDROOM 1

3.50m (11'6") x 3.37m (11')

BEDROOM 2

3.50m (11'6") x 3.11m (10'3")

LOUNGE

7.19m (23'7") x 4.04m (13'3") max

CONSERVATORY

4.26m (14') max x 3.84m (12'7")

CLOAKROOM

KITCHEN/DINER

7.19m (23'7") max x 4.14m (13'7")

UTILITY AREA

REAR LOBBY

OUTSIDE

The property benefits from driveway parking leading to a

covered carport through timber gates. The remainder has flower and shrub borders. The rear garden is laid mainly to lawn with patio areas, ornamental pond, timber shed and a variety of flower and shrub borders.

There is a useful store room which would suit a variety of uses such as home office etc to the side of the property as shown on the floorplan.

PROPERTY INFO

Freehold.

Council Tax Band D

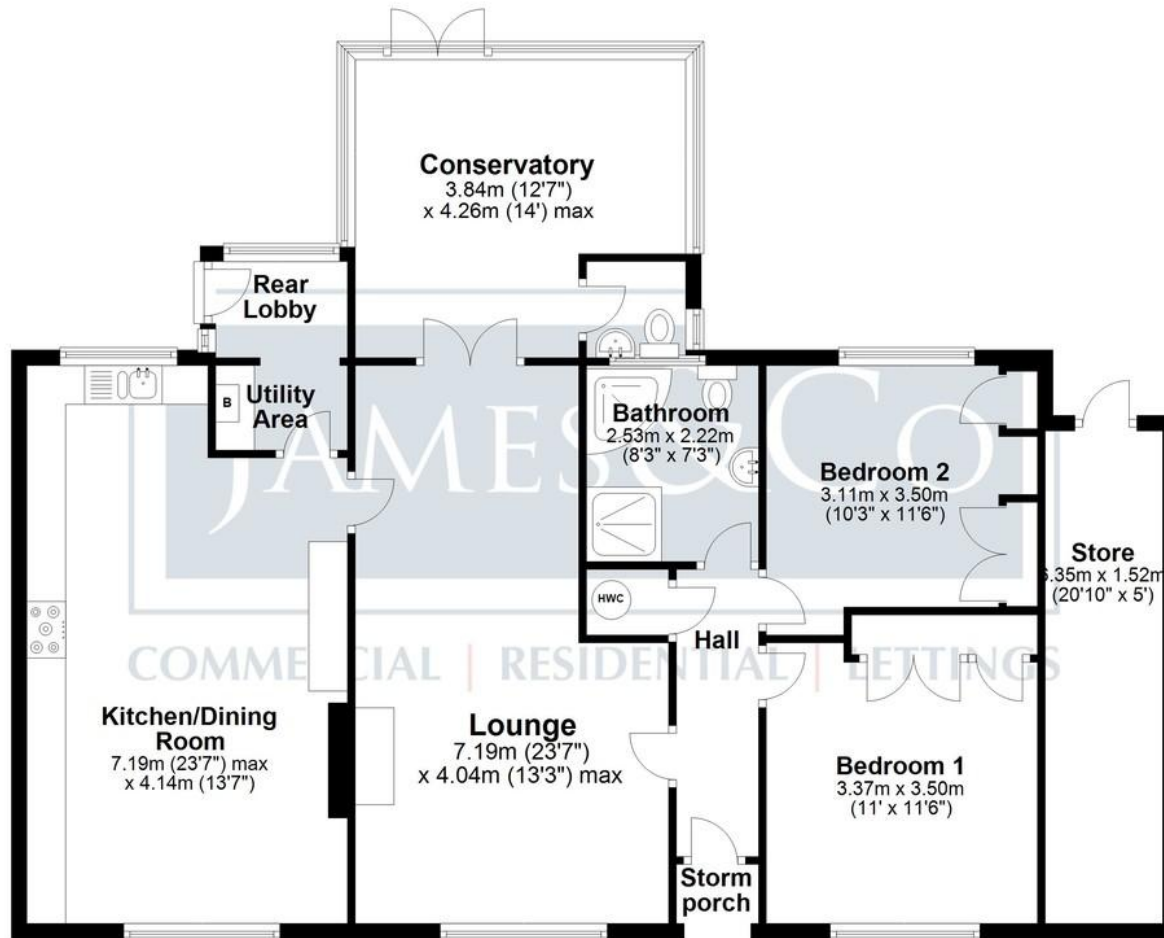
EPC - TBC





Ground Floor

Approx. 123.2 sq. metres (1326.0 sq. feet)



Total area: approx. 123.2 sq. metres (1326.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact. Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

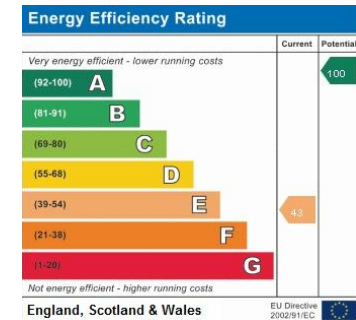
TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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