



## 4 Manor Row, Elmdon, CB11 4LZ

A charming 3-bedroom period cottage, which has been greatly improved by the current owners, benefitting from a 200ft rear garden, off-road parking and detached garage.

**Guide Price £395,000**

- Charming 3-bedroom period cottage
- Sitting room with log burner
- Newly fitted bathroom suite
- Off-road parking and garage
- 200ft South facing garden
- Picturesque village location



## ACCOMMODATION

4 Manor Row is a charming 3-bedroom semi-detached period cottage, which has been greatly improved by the current owners, comprising of a sitting room with log burner, fitted kitchen/dining room, and South facing conservatory to the ground floor, and 3 well-proportioned bedrooms and a beautiful recently refitted bathroom suite to the first floor. The property further benefits from a 200ft South facing rear garden, separate off-road parking, and detached garage. The cottage is situated in the picturesque and highly desirable village of Elmdon, which is conveniently situated within easy reach of Audley End railway station (fast trains to Liverpool Street and Cambridge) and the M11 access point. It is also close to the old market town of Saffron Walden, with its shopping, recreational and educational facilities.

## GROUND FLOOR

**ENTRANCE PORCH** Part obscure glazed wooden entrance door with leaded windows to either side and glazed panelled door leading to:

**LIVING ROOM 20' x 10' 6" (6.10m x 3.20m)** Double glazed window to the front aspect, integrated multi-fuel burner, double doors to the kitchen and staircase rising to the first floor. Opening to:

**KITCHEN/DINING ROOM 21' 5" x 10' (6.53m x 3.05m)** Fitted with a range of base and eye level units with wooden splashbacks, ceramic Belfast sink unit, space and plumbing for slimline dishwasher, space for fridge freezer and electric double oven with four ring hob over. Glazed door to:

**CONSERVATORY 10' x 7' 5" (3.05m x 2.26m)** Double glazed windows to rear and side aspects and sliding double glazed doors to the rear garden.

## FIRST FLOOR

**LANDING** Doors to adjoining rooms, obscure double glazed window to the side aspect, access to the loft space and built-in airing cupboard.

**BEDROOM 1 12' 2" x 10' (3.70m x 3.05m)** Double glazed window to the rear aspect and built-in double wardrobe with drawer storage.

**BEDROOM 2 10' 10" x 10' 6" (3.30m x 3.20m)** Double glazed window to the front aspect and built-in wardrobes.

**BEDROOM 3 9' x 7' (2.74m x 2.13m)** Light well providing natural lighting.

**BATHROOM** Three-piece suite comprising low level WC, ceramic wash basin, tiled bath unit with electric shower over and heated towel rail. Fully tiled walls and floor, obscure double-glazed window to the side aspect.

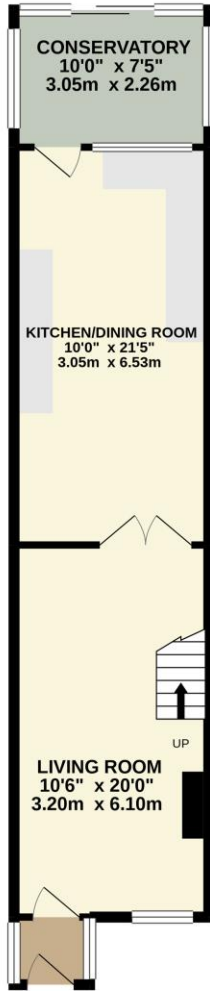
**OUTSIDE** To the rear of the property there is a paved terrace area, ideal for al fresco entertaining. Steps lead down to a beautiful landscaped garden with shrubs, flowers and plants to the borders and further steps down to a lawned area. There is gated side access and driveway providing off-street parking and access to:

**DETACHED GARAGE 16' 9" x 8' 2" (5.11m x 2.49m)** Wooden double doors.

## SERVICES

Mains water, electricity and drainage are connected. Central heating is oil fired.

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION

Manor Row is located in the heart of the popular and picturesque village of Elmdon situated within rolling countryside on the borders of Cambridgeshire and Hertfordshire. The market town of Saffron Walden is 5.6 miles away with good facilities for everyday needs including Waitrose and Tesco supermarkets. There are mainline rail services from both Audley End and Royston leading to London Liverpool Street and Kings Cross respectively. Further services are also available from Great Chesterford on the line from Cambridge to London Liverpool street. The university city of Cambridge is 14 miles to the north. The M11 (J9a) and J10 the Duxford interchange are 7 miles and 6 miles respectively and provide access to Stansted airport , the M25 and London to the south and the A14, A1, M1 & M6 to the north.

## COUNCIL TAX BAND

Tax band B

## EPC RATING

Band F

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

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