



2 Maple Lane, Radwinter, Saffron Walden,  
Essex, CB10 2SR

[www.intercounty.co.uk](http://www.intercounty.co.uk)

Asking Price: £365,000  
Freehold



**Intercounty**  
Estate and Letting Agents





This enchanting period cottage boasts a wealth of elegant features that seamlessly blend with modern comforts and comprises an inviting entrance hall, living room with bay window and impressive fireplace with exposed timbers and a fitted log burning stove, adding warmth and character. The kitchen/breakfast room offers a delightful space for dining and relaxation.

Upstairs, a central landing leads to three bedrooms and a family bathroom. The main bedroom overlooks the front of the property and features an exposed brick chimney breast and boasts its own en-suite shower room.

Outside, shared access over a driveway leads to a single garage and hardstanding parking area. The expansive garden, enclosed for privacy, features a lush lawn, flower, and shrub borders. A paved patio area offers an ideal space for outdoor entertaining and relaxation.

EPC Band E. Council Tax Band C.





3 Bedroom Semi Detached Property  
Period Features  
Kitchen/Dining Room  
Bathroom & Ensuite  
Driveway & Garage  
Garden  
Potential Rental Income £1400 PCM  
EPC Band E & Council Tax Band C

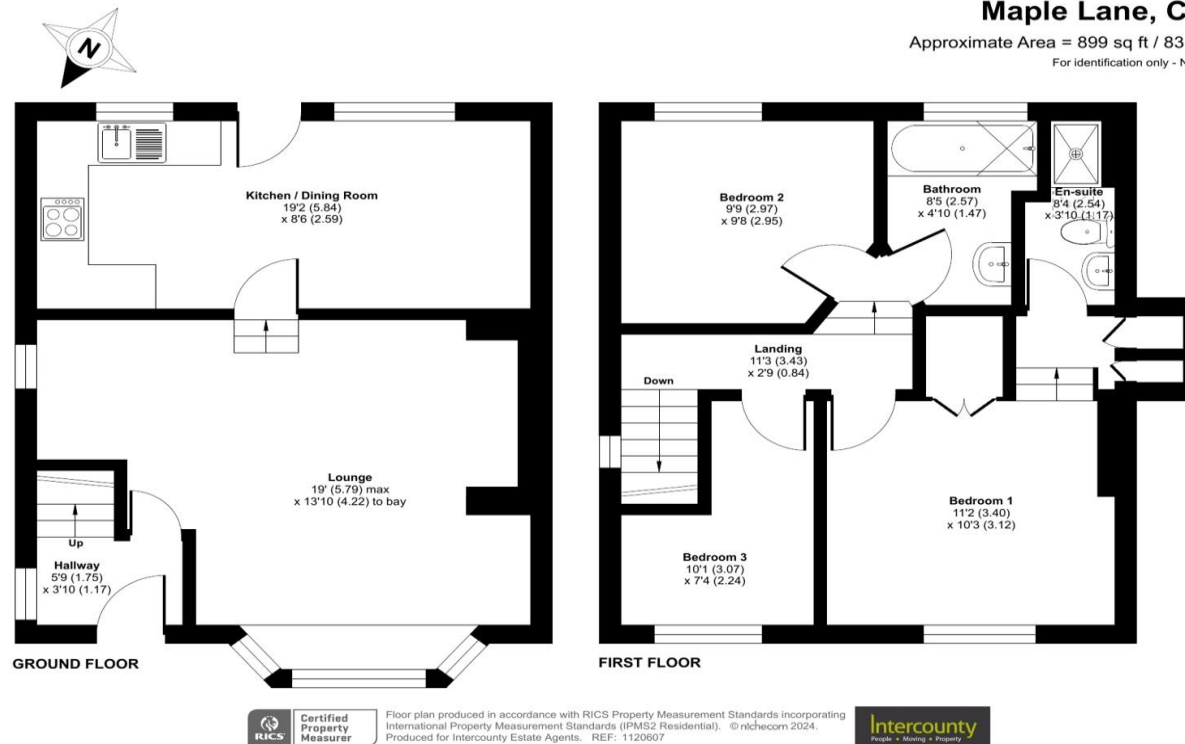
#### ADDITIONAL INFORMATION

RADWINTER is a small village which lies in the northwest corner of Essex with a fine old parish church, local post office, primary school, and other amenities. The village lies approximately 4 miles to the east of the historic market town of Saffron Walden which offers a wide range of shopping, educational and recreational facilities. Access to the M11 (southbound) may be gained at Stumps Cross (J9), and Audley End main line station offers regular services to London's Liverpool Street.

## Maple Lane, CB10

Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale



**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

57 High Street, Saffron Walden, Essex, CB10 1AA

T: 01799 522641 | W: [www.intercountry.co.uk](http://www.intercountry.co.uk)

**Intercountry**  
Estate and Letting Agents