



Fairfax Drive, Saffron Walden, CB10 2NP

CHEFFINS

Fairfax Drive

Saffron Walden,
CB10 2NP

- Detached bungalow
- Bright and well-proportioned accommodation
- Three bedrooms
- South facing rear garden
- Driveway
- No upward chain
- 6 Years remaining on the build warranty

A modern, three bedroom bungalow situated in a popular residential location with a pleasant aspect overlooking an open greenspace. The property benefits from bright and well-proportioned accommodation, together with ample off street parking and a south facing rear garden. No upward chain.

3 2 1

Guide Price £500,000





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

ENTRANCE HALL

Entrance door with adjoining full height glazed panel, access to the loft space, built-in airing cupboard and large storage cupboard (1.4m x 1.21m). Doors to adjoining rooms.

KITCHEN/DINER

Double glazed windows with fitted shutters to the front and side aspects. Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric double oven, four ring induction hob with extractor hood over, integrated fridge freezer and dishwasher.

SITTING ROOM

Double glazed French doors opening to the rear garden and fitted shutters.

BEDROOM 1

Double glazed window with fitted shutters to the front aspect and door to:

EN SUITE

Comprising pedestal wash basin, low level WC, walk-in shower enclosure

and obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window with fitted shutters to the rear aspect.

BEDROOM 3

Double glazed window with fitted shutters to the rear aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower over and obscure double glazed window with fitted shutter to the side aspect.

OUTSIDE

To the front of the property is a large driveway providing off-street parking for several vehicles and an adjoining lawn. There is gated side access to the south facing rear garden which is predominantly laid to lawn with a paved terrace and steps up to a further paved terrace.

MATERIAL INFORMATION

- Tenure - Freehold
- Annual service charge amount - £241.36 p.a.

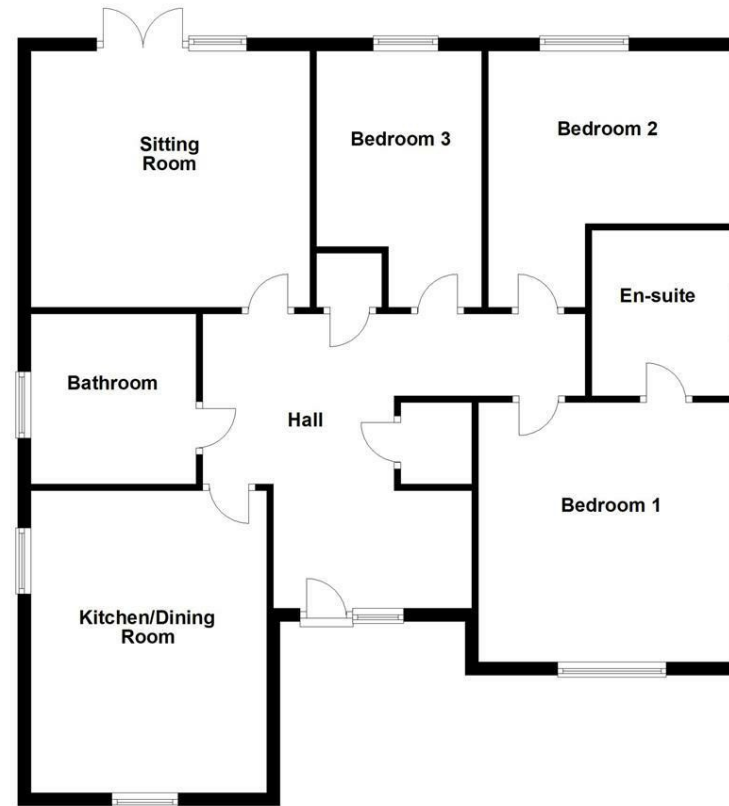
- Service charge review period - Every 6 months
- Council tax band - E

VIEWINGS

Strictly by appointment with the Agents.







Approx gross internal floor area 102 sqm (1100 sqft)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.