



Debden Road, Saffron Walden, CB11 4AE

**CHEFFINS**

## Debden Road

Saffron Walden,  
CB11 4AE

- Open kitchen/diner
- Redbrick fireplace with wood burning stove
- Three bedrooms
- Bathroom, en suite and a separate W/C
- South facing garden
- Off-street parking

A charming three bedroom cottage situated in a central location with off-street parking and a south facing rear garden. The property offers a wealth of period charm and versatile accommodation.

3 2 3

Guide Price £460,000





## 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door and part glazed door to:

### LIVING ROOM

Double glazed window to the front aspect, attractive red brick fireplace with wood burning stove, doors to adjoining rooms and staircases to the lower ground floor and the first floor.

### SITTING ROOM/STUDY

Double glazed window to the rear aspect and double glazed door to the rear garden.

## LOWER GROUND FLOOR

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with oak worktop space over, butler sink, electric cooker with double oven and extractor hood over, space and plumbing for dishwasher and space for American style fridge freezer. In addition is a central island with composite worktop space over. Understairs storage cupboard. The dining area has double glazed French doors opening to the rear patio with steps leading to the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and staircase rising to the second floor.

## BATHROOM

Suite comprising panelled bath with shower over, low level WC, pedestal wash basin, heated towel rail and obscure double glazed window to the rear aspect. Door to:

### UTILITY/AIRING CUPBOARD

Housing the gas fired boiler and space and plumbing for washing machine.

### BEDROOM 1

Built-in wardrobes and double glazed window to the front aspect. Door to:

### EN SUITE

Suite comprising pedestal wash basin, low level WC, corner shower enclosure and heated towel rail.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms, access to the loft space and Velux window providing a good degree of natural light.

### BEDROOM 2

Built-in wardrobes and double glazed window to the front aspect. Door to:

### WC

Comprising pedestal wash basin and low level WC.

### BEDROOM 3

Double glazed window to the rear aspect.

## OUTSIDE

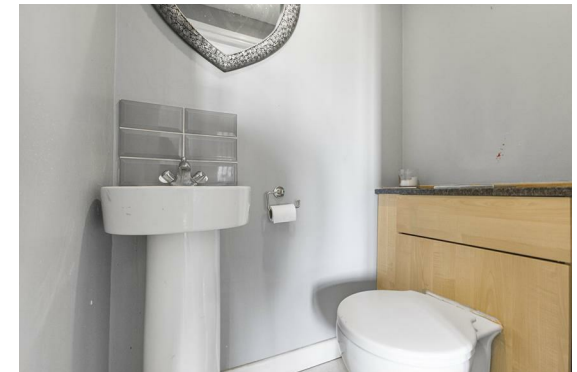
To the front of the property is a paved courtyard garden with mature beds bordering. To the rear of the property is a south-facing paved terrace for al fresco entertaining with mature raised beds bordering. There is gated rear access to the off-street parking and timber shed.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - D

## VIEWINGS

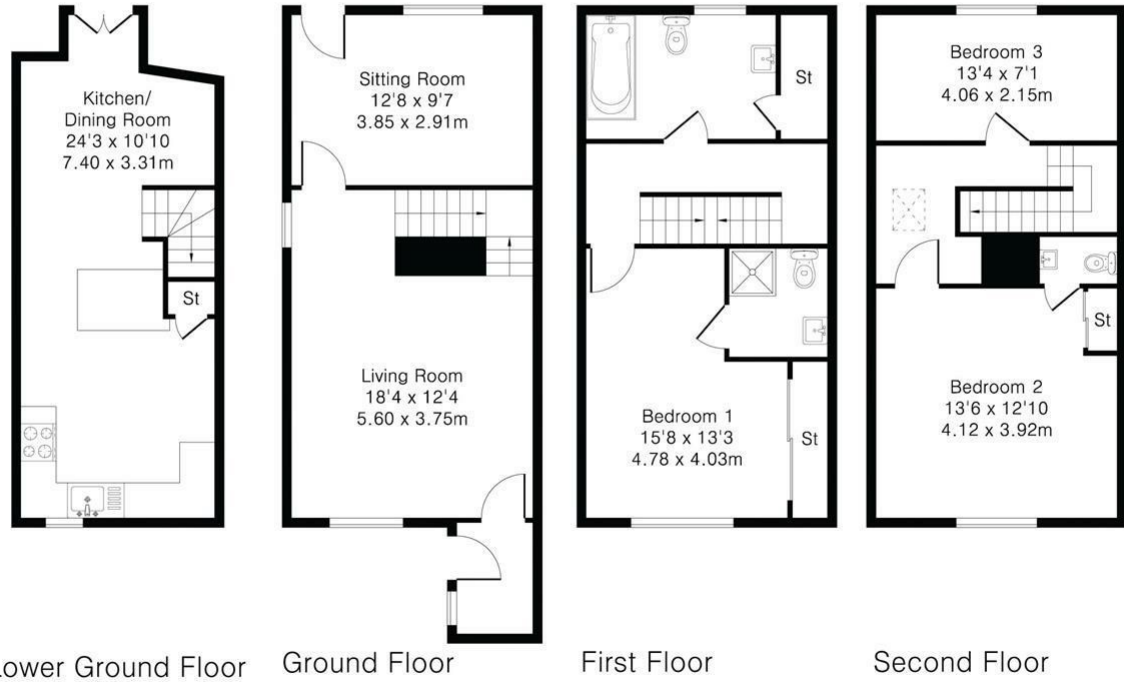
By appointment through the Agents.







Approximate Gross Internal Area 1455 sq ft – 134 sq m  
 Lower Ground Floor Area 284 sq ft – 26 sq m  
 Ground Floor Area 409 sq ft – 38 sq m  
 First Floor Area 381 sq ft – 35 sq m  
 Second Floor Area 381 sq ft – 35 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	68

England & Wales EU Directive 2002/91/EC

Guide Price £460,000  
 Tenure - Freehold  
 Council Tax Band - D  
 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.