



Greenways, Saffron Walden, CB11 3EZ

CHEFFINS

Greenways

Saffron Walden,
CB11 3EZ

- Detached home overlooking the green
- 0.12 of an acre plot
- Well proportioned accommodation
- Four bedrooms
- Bathroom and en suite to master
- Driveway and garage
- South facing garden

An extended, four bedroom detached home situated in a popular residential location with a pleasant aspect over the green. The property offers bright and well-proportioned accommodation, together with a south facing garden, driveway and garage.

4 2 2

Guide Price £775,000





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, windows to the front and side aspects, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

LIVING ROOM

Bay window to the front aspect and glazed doors opening to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with granite worktop space, ceramic sink, integrated dishwasher, electric Rangemaster double oven with five ring gas hob, space for American style fridge freezer and built-in pantry cupboard. Windows to the rear aspect and glazed French doors opening to the rear garden. Doors to adjoining rooms.

DINING ROOM

Window to the front aspect.

UTILITY ROOM

Fitted with base and eye level units, sink, space and plumbing for washing machine and tumble dryer and glazed door opening to the garden. Door to garage:

CLOAKROOM

Comprising wash basin and low level WC. Obscure double glazed window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard and ladder access to the fully boarded loft space.

BEDROOM 1

Feature window to the front aspect, fitted wardrobes and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and obscure glazed window to the front aspect.

BEDROOM 2

Window to the front aspect and fitted wardrobes.

BEDROOM 3

Window to the rear aspect and fitted wardrobes.

BEDROOM 4

Window to the rear aspect and fitted wardrobes.

BATHROOM

Comprising ceramic wash basin, low level WC, P-shaped bath with shower over and fitted storage cupboard. Obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a driveway providing off street parking for several vehicles and access to the garage. The front garden is laid to lawn with a hedge border, with gated access to either side to the south

facing rear garden. Adjoining the rear of the property is a paved terrace for al fresco entertaining. The garden is predominantly laid to lawn with mature beds bordering and a raised decking with summerhouse.

GARAGE

Up and over door, power and lighting connected and eaves storage space.

AGENT'S NOTES

- Tenure - Freehold
 - Council Tax Band - F
 - Property Type - Detached House
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 1,637 sqft
 - Parking - Garage and driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Mains gas
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - Good

VIEWINGS

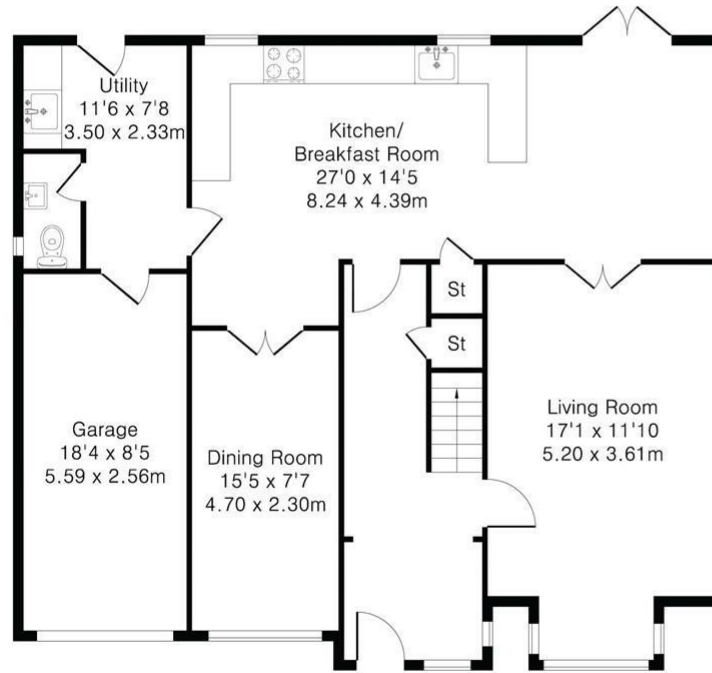
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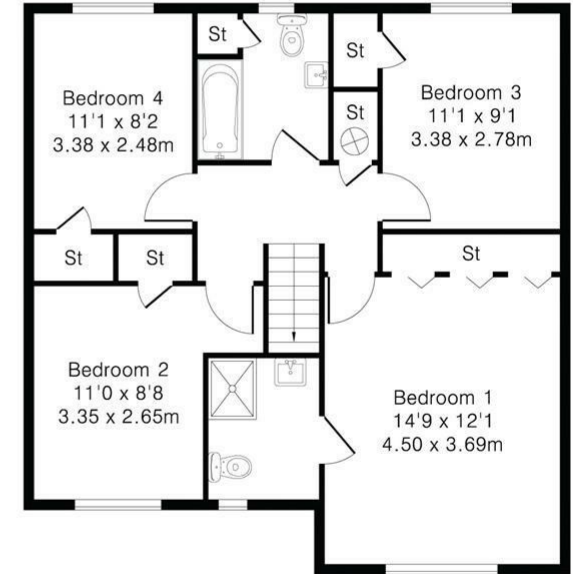




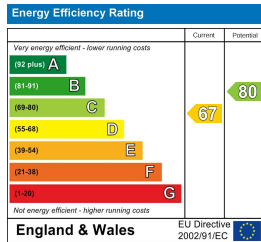
Approximate Gross Internal Area 1637 sq ft – 153 sq m
 Ground Floor Area 921 sq ft – 86 sq m
 First Floor Area 716 sq ft – 67 sq m
 Garage Area 154 sq ft – 14 sq m



Ground Floor



First Floor



Guide Price £775,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



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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.