



Wicken Gardens, Saffron Walden, CB11 3ZF

CHEFFINS

Wicken Gardens

Newport, Saffron Walden,
CB11 3ZF

4 3 2

Guide Price £550,000

- Pleasant views
- Vaulted sitting room with doors to the garden
- Four bedrooms
- Bathroom & en suite
- Home office
- Private rear garden

An extended four bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with a private rear garden, driveway and garage which has been partially converted into a home office.





LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

GROUND FLOOR

ENTRANCE HALL

Entrance door, built-in coat cupboard, staircase rising to the first floor and doors to the adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the front aspect.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, integrated fridge freezer, four ring gas hob with extractor hood over, Bosch oven and dishwasher. Window to the front aspect and opening to:

DINING ROOM

Door to understairs storage cupboard and opening to:

LIVING ROOM

Aluminium bi-folding doors opening to the rear garden and Velux windows providing a good degree of natural light.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard. Staircase rising to the second floor.

BEDROOM

Window to the rear aspect, fitted wardrobes and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

BEDROOM

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the front aspect.

SECOND FLOOR

BEDROOM

Window to the rear aspect and fitted storage cupboard.

BEDROOM

Window to the front aspect, fitted wardrobe and access to the loft space. Door to:

EN SUITE

Comprising ceramic wash basin, low level WC and shower enclosure.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for several vehicles and access to the garage. To the rear of the property there is a paved terrace for al fresco entertaining. The garden is laid to lawn with a selection of established trees.

GARAGE

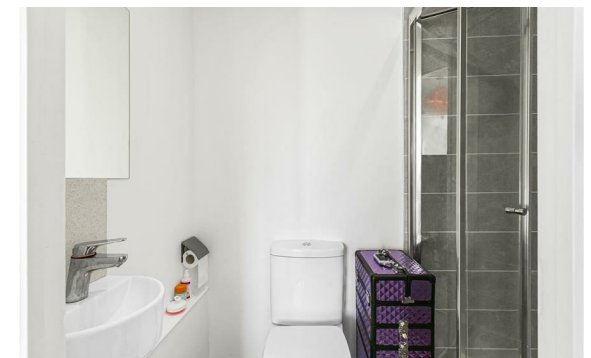
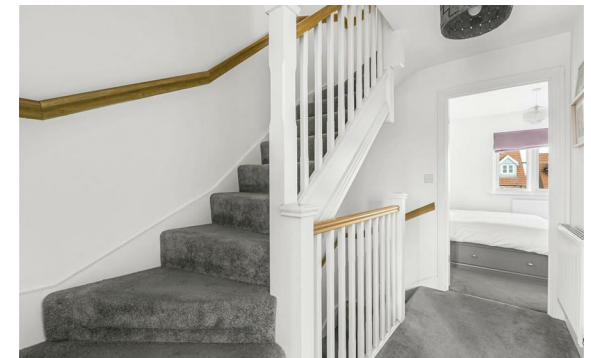
With up and over door to a storage space. The rear of the garage has been converted to a home office with power and lighting connected, electric heater, window and French doors opening to the garden.

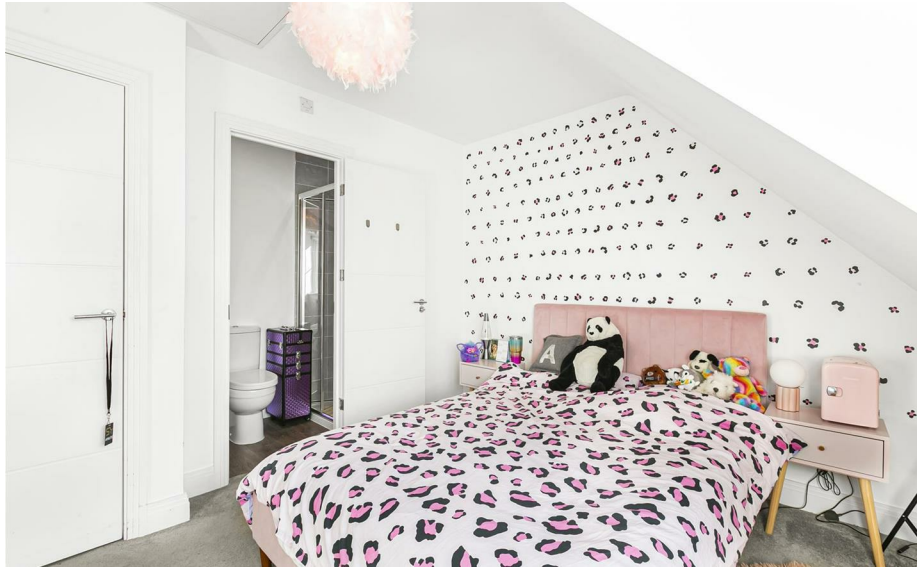
AGENT'S NOTES


- Tenure - Freehold
 - Annual Service Charge - £370
 - Service Charge Review Period - Annual
 - Council Tax Band - E
 - Property Type - Detached house
 - Property Construction - Brick and tile roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 1407 sqft
 - Parking - Garage (part-converted) and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Gas central heating to house. Electric panel heater in office.
 - Broadband - Fibre to the property
 - Mobile Signal/Coverage - Good

VIEWINGS

By appointment through the Agents.





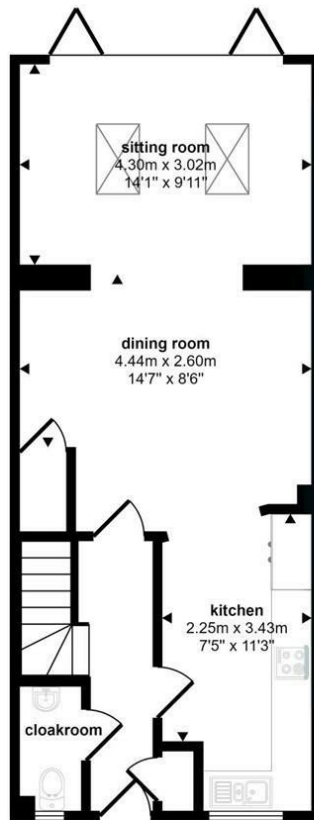
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



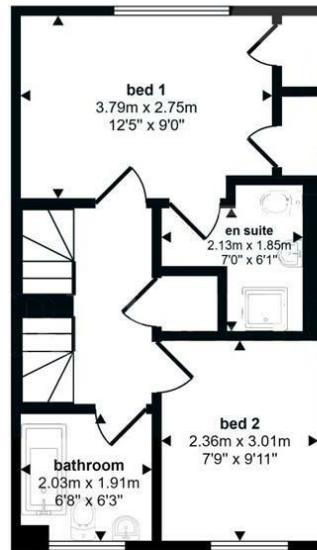
Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



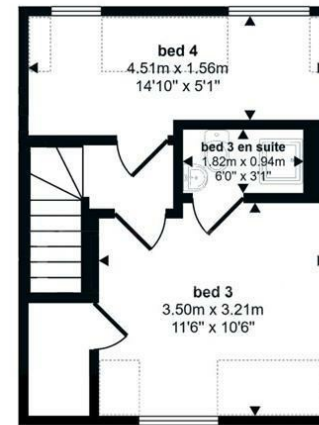
Approx Gross Internal Area
131 sq m / 1407 sq ft



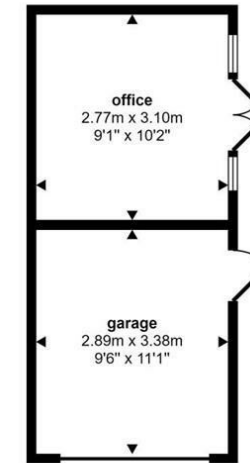
Ground Floor
Approx 49 sq m / 527 sq ft



First Floor
Approx 36 sq m / 385 sq ft



Second Floor
Approx 27 sq m / 294 sq ft



Garage/Office
Approx 19 sq m / 202 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.