



Fitzpiers, Saffron Walden, CB10 2BD

**CHEFFINS**

## Fitzpiers

Saffron Walden,  
CB10 2BD

- Central location
- Versatile accommodation
- Sitting room with open fire
- Garage and driveway
- South facing garden

An substantial four bedroom home offering versatile accommodation, together with off street parking and a garage. The property is situated in a popular residential location just a short walk from The Common and enjoys a south facing rear garden.

4 2 2

Guide Price £700,000





## 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, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

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

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with stainless steel sink, range cooker and space for fridge freezer. Window to the rear aspect and Velux window providing a good degree of natural light. Step up to:

### SITTING ROOM

Redbrick fireplace with open fire, window to the rear aspect and glazed French doors opening to the rear garden. A pair of glazed doors opening to:

### DINING ROOM

Windows to the front and side aspects. Door returning to the entrance hall.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, Velux window providing natural light and door to airing cupboard. Door leading to Bedroom 4 and the staircase rising to the attic room.

## BEDROOM 1

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, heated towel rail and obscure glazed window to the side aspect.

## BEDROOM 2

Window to the rear aspect, access to the loft space and recess storage.

## BEDROOM 3

Windows to the front and rear aspects.

## BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, corner bath, heated towel rail and Velux window.

## BEDROOM 4

Window to the front aspect, fitted wardrobes and ceramic wash basin with vanity unit beneath.

## SECOND FLOOR

### ATTIC ROOM

Velux window.

### OUTSIDE

To the front of the property is a driveway providing off-street parking

and access to the garage. The rear garden is mainly laid to lawn with a paved terrace and gated side access.

## GARAGE

Up and over door, wall-mounted gas fired boiler, power and lighting connected. Personal door to the rear garden.

## AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - D
  - Property Type - End of terrace house
  - Property Construction - Brick and block with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 1703.49
  - Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Gas Supply - Mains
  - Heating - Gas fired boiler with radiators
  - Broadband - Fibre to the Property
  - Mobile Signal/Coverage - Good

- Conservation Area - Yes

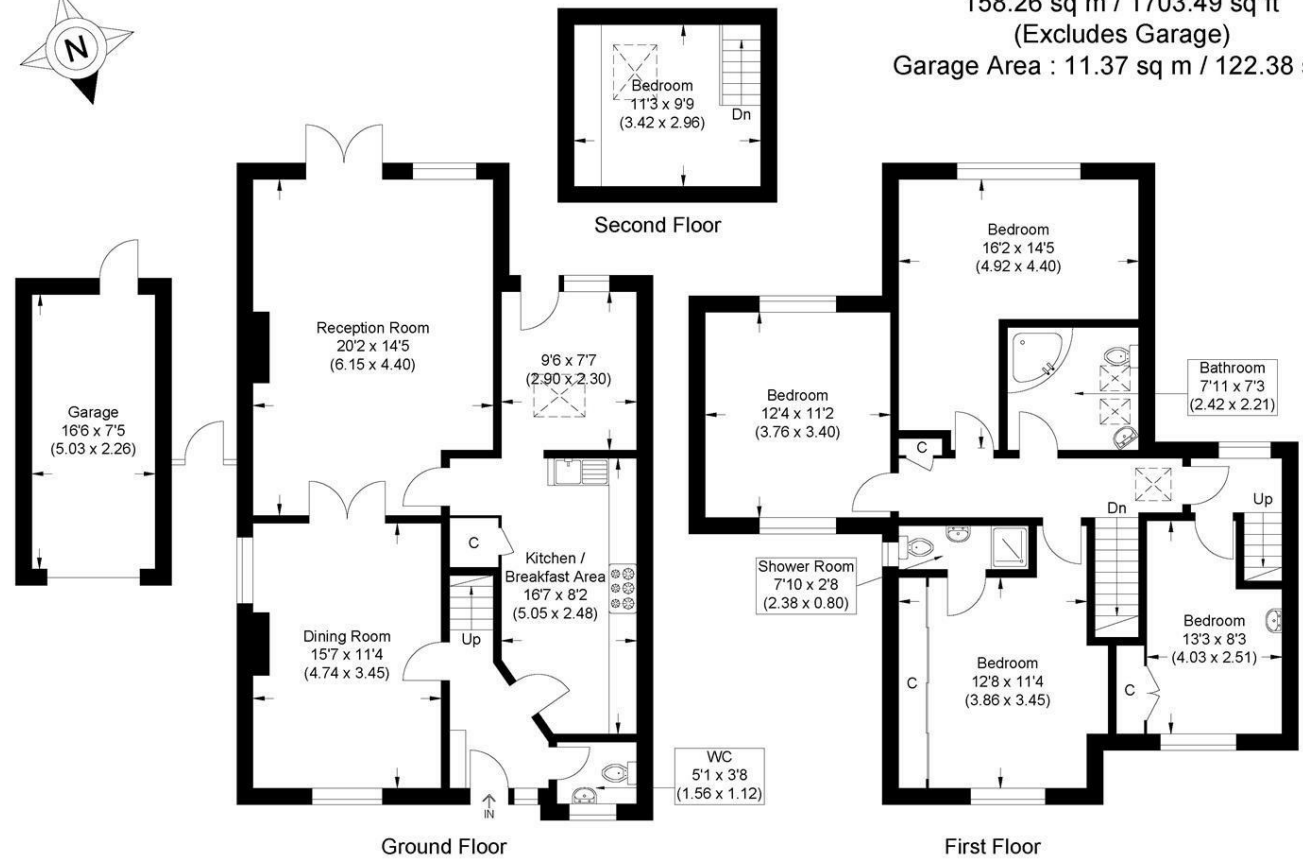
## VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area  
 158.26 sq m / 1703.49 sq ft  
 (Excludes Garage)  
 Garage Area : 11.37 sq m / 122.38 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £700,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.