



Hill Top Lane, Saffron Walden, CB11 4AS

CHEFFINS

Hill Top Lane

Saffron Walden,
CB11 4AS

- Character cottage
- 0.15 of an acre plot
- Three reception rooms
- Established gardens
- Driveway and garage

A handsome character cottage which sits comfortably within a 0.15 of an acre plot with established gardens, ample off street parking and a garage. The property offers bright and well proportioned accommodation and a wealth of period charm.

4 2 3

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 DOOR

Opening to:

GARDEN ROOM

Windows to both side aspects and glazed French doors opening to the garden. Opening to:

SITTING ROOM

Window to the front aspect, feature redbrick fireplace, understairs storage cupboard and doors to adjoining rooms.

SNUG

Window to the front aspect and feature redbrick fireplace.

INNER HALLWAY

Staircase rising to the first floor and opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric double oven, electric hob with extractor hood over, stainless steel sink, space for free standing fridge freezer, washing machine and dishwasher. Access to the loft space, windows to the rear and side aspects and part-glazed stable door to the outdoor space. Door to:

SHOWER ROOM

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

DINING ROOM

Window to the rear aspect. Door to:

STUDY

Window to the rear aspect and two alcoves with fitted shelving.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the side aspect, fitted wardrobes and feature fireplace.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the side aspect and fitted wardrobe.

BEDROOM 4

Window to the rear aspect.

BATHROOM

Comprising pedestal wash basin, panelled bath and low level WC. Door to airing cupboard and window to the rear aspect.

OUTSIDE

The property is accessed via a gravelled driveway providing off-street parking for several vehicles and access to the garage. The front garden is planted with a number of mature beds and to the side of the property the garden is laid to lawn

with hedges bordering offering a good degree of seclusion. There is a block paved terrace for al fresco entertaining.

GARAGE

Up and over door, power and lighting connected and personal door to the rear.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - F
- Property Type - Detached house
- Property Construction - Lath and plaster with brick and tile extensions and peg tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1833
- Parking - Garage and driveway

UTILITIES/SERVICES


- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric night storage heaters
- Broadband - Fibre to the Cabinet
- 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			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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

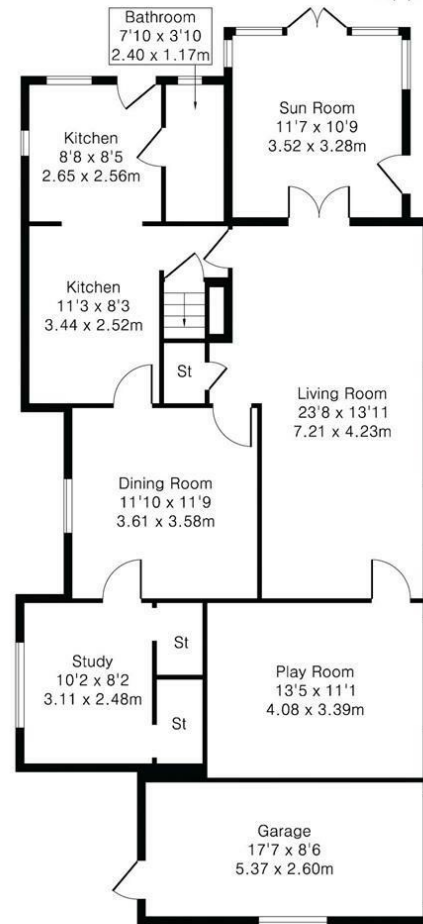


Approximate Gross Internal Area 1833 sq ft – 171 sq m

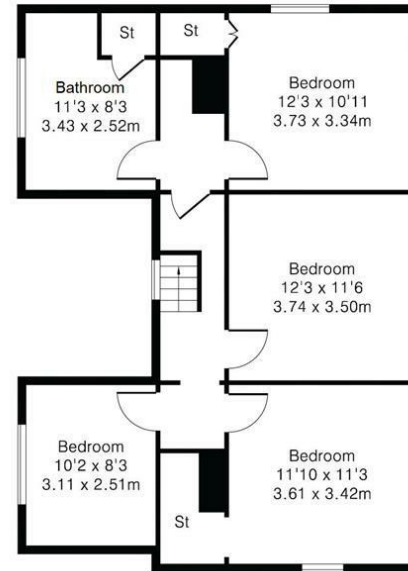
Ground Floor Area 1083 sq ft – 101 sq m

First Floor Area 750 sq ft – 70 sq m

Garage Area 150 sq ft – 14 sq m



Ground Floor



First Floor

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