



Thaxted Road, Saffron Walden, CB11 3BJ

**CHEFFINS**



## Thaxted Road

Saffron Walden,  
CB11 3BJ

- Well proportioned accommodation
- Semi-detached home
- Four bedrooms
- Double glazed throughout
- Planning approval to create off street parking?
- Elevated position

An extended four bedroom home situated in a popular residential location. The property offers well-proportioned and versatile accommodation. Outside there are good size front and rear gardens.

4 1 2

**Guide Price £470,000**







## 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 with understair storage cupboard and doors to adjoining rooms.

### SITTING ROOM

Window to the front aspect.

### KITCHEN/DINER

Fitted with a range of base and eye level units, ceramic sink, four ring gas hob with extractor hood over, electric oven, space and plumbing for washing machine and free standing fridge freezer. Glazed door to the rear aspect and window to the side aspect. Opening to:

### SNUG

Window to the side aspect and French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, obscure glazed window to the side aspect and staircase rising to the second floor.

### BEDROOM 2

Window to the rear aspect, fitted wardrobes and feature cast iron fireplace.

### BEDROOM 3

Window to the front aspect, fitted wardrobes and feature cast iron fireplace.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower over and obscure glazed window to the front aspect.

### BEDROOM 4

Window to the rear aspect.

## SECOND FLOOR

### LANDING

Obscure glazed window to the side aspect.

### BEDROOM 1

Window to the rear aspect, recess storage and fitted wardrobe.

### OUTSIDE

The property is set back from the road in an elevated position, with the front garden being laid to lawn. Adjoining the rear of the property there is a paved patio area and the garden is predominantly laid to lawn with beds bordering and a timber summerhouse. On-street parking is available to the front of the property.

### AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

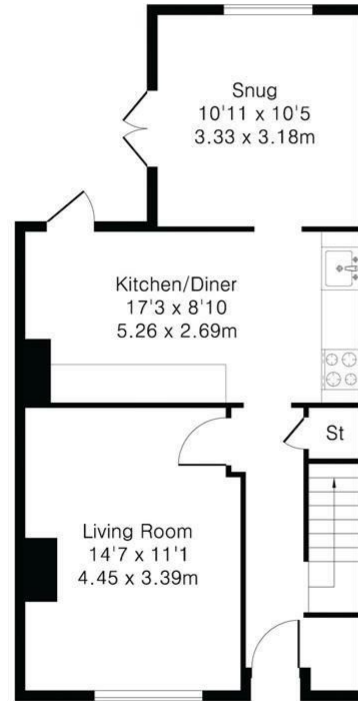
By appointment through the Agents.



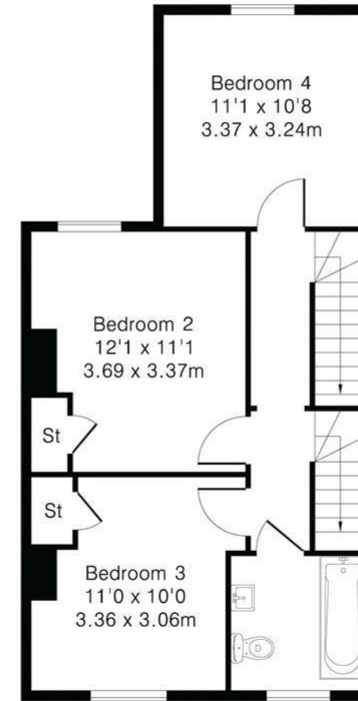




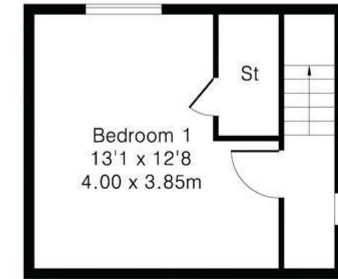
Approximate Gross Internal Area 1251 sq ft – 116 sq m  
 Ground Floor Area 521 sq ft – 48 sq m  
 First Floor Area 526 sq ft – 49 sq m  
 Second Floor Area 204 sq ft – 19 sq m



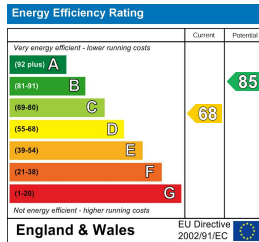
Ground Floor



First Floor



Second Floor



Guide Price £470,000

Tenure - Freehold

Council Tax Band - C

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.