



Goddard Way, Saffron Walden, CB10 2ED

CHEFFINS

Goddard Way

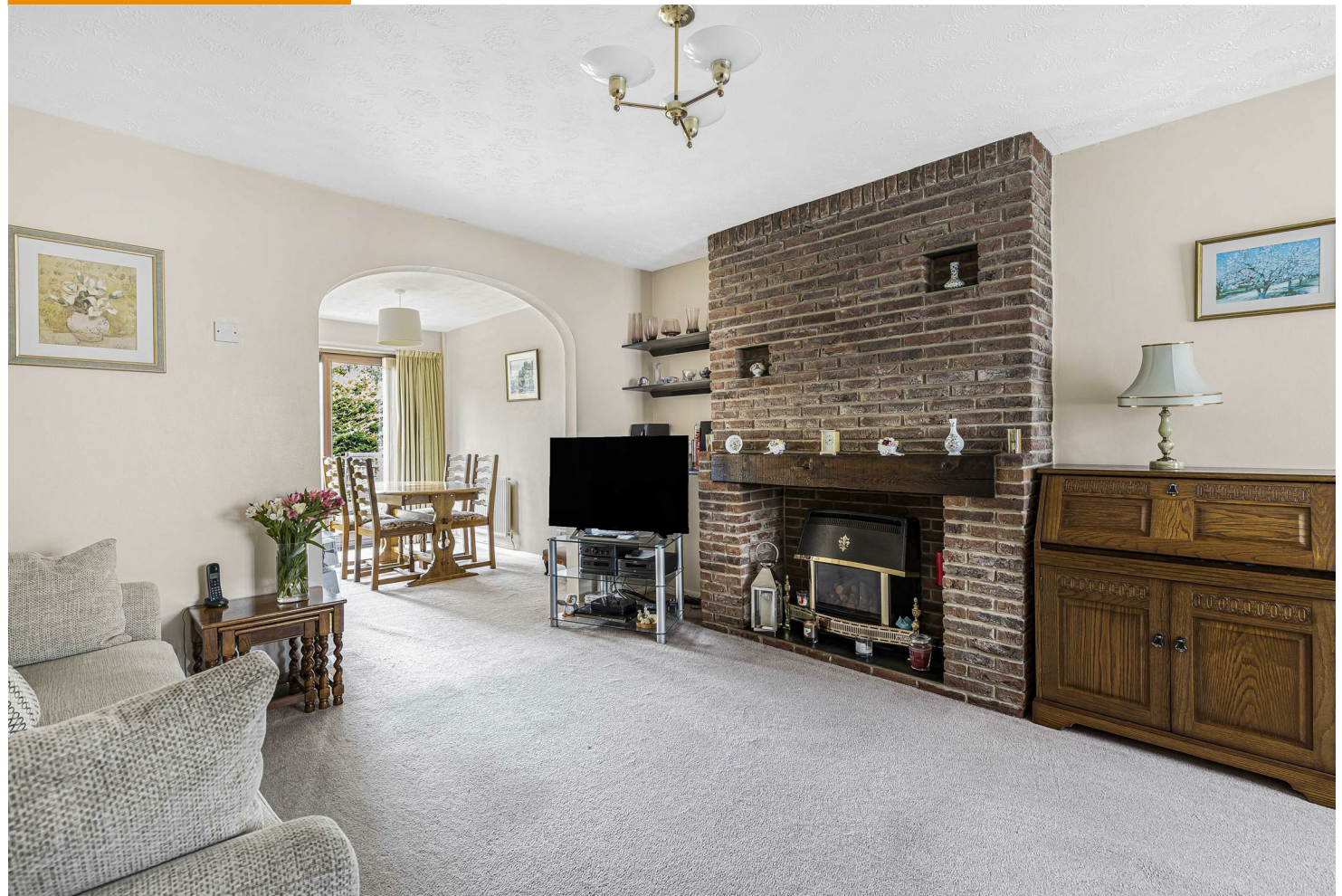
Saffron Walden,
CB10 2ED

- Detached family home
- Offered chain free
- En suite to master
- Integral garage and off street parking
- Bright and well proportioned accommodation
- Generous rear garden
- No upward chain

An attractive detached family home positioned in a desirable residential location. The property benefits from bright and well-proportioned accommodation throughout together with generous rear garden, integral garage and off street parking allocation.

3 2 2

Guide Price £475,000





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 PORCH

Entrance door and doors to adjoining rooms.

CLOAKROOM

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

HALLWAY

Staircase rising to the first floor and door to:

LIVING ROOM

Double glazed window to the front aspect and fireplace with oak mantle and gas fire. Opening to

DINING ROOM

Sliding double glazed patio doors opening to the rear garden. Door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink, space for cooker, integrated fridge and dishwasher. Understairs storage cupboard, tiled flooring and double glazed window to the rear aspect overlooking the garden. Door to:

UTILITY ROOM

Fitted with base and eye level units with

worktop space over and tiled splashbacks, stainless steel sink, space for additional fridge/freezer and space and plumbing for washing machine. Tiled flooring, double glazed window to the rear aspect and door opening to the garden. Door to:

INTEGRAL GARAGE

Up and over door providing vehicular access to the front and power connected.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in linen cupboard with shelving and further overstairs storage cupboard. Double glazed windows to the rear and side aspects.

BEDROOM 1

Double glazed window to the front aspect and door to:

EN SUITE

Comprising shower enclosure, ceramic wash basin with vanity cupboard below, low level WC and heated towel rail. Part-tiled walls, tiled flooring and obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the front aspect and built-in wardrobes.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden and built-in wardrobes.

BATHROOM

Comprising panelled bath with shower over, ceramic wash basin and low level WC. Part tiled walls and obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with flowerbed bordering and a driveway providing off-street parking for two vehicles and access to the integral garage. There is gated side access to the west facing rear garden which has a paved terrace for outdoor entertaining and steps down to the lawn with mature shrub borders. There is a small storage shed to the side 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

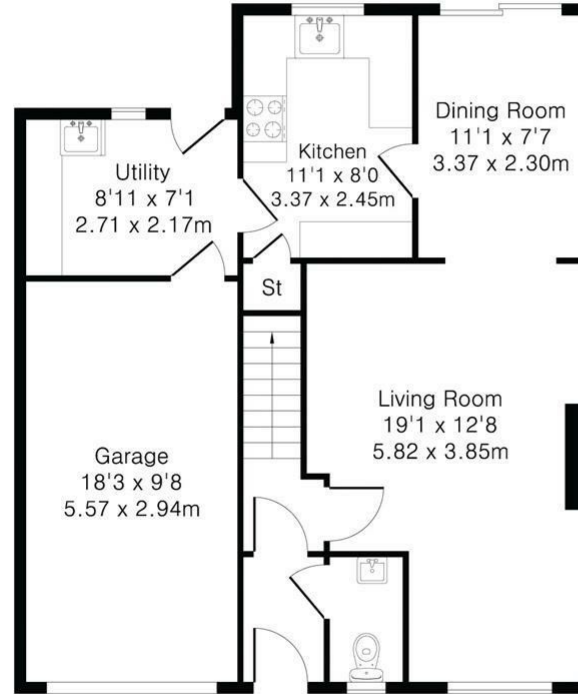
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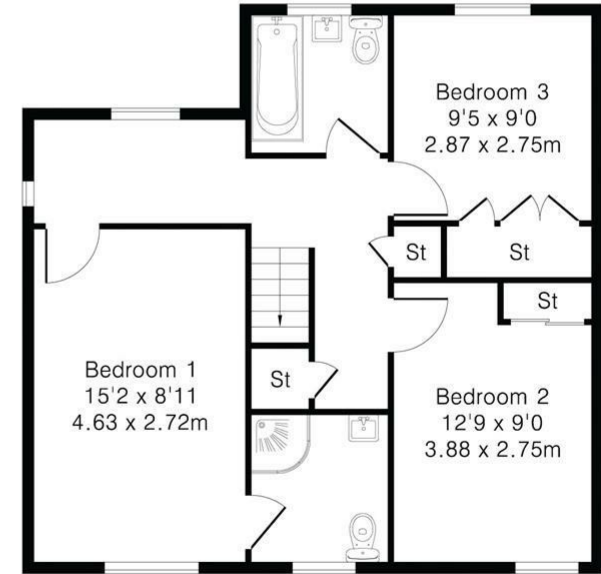




Approximate Gross Internal Area 1130 sq ft – 105 sq m
 Ground Floor Area 543 sq ft – 50 sq m
 First Floor Area 587 sq ft – 55 sq m
 Garage Area 176 sq ft – 16 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £475,000
 Tenure - Freehold
 Council Tax Band - D
 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.