



West Road, Saffron Walden, CB11 3DS

**CHEFFINS**

## West Road

Saffron Walden,  
CB11 3DS

- Central location
- A wealth of period features and tall ceilings
- Open kitchen/diner/family room
- Bathroom and two en suites
- Driveway and garage
- Generous rear garden

A handsome period residence situated in one of the town's most favoured residential locations. The property offers an abundance of character and natural light, together with ample off-street parking, garage and a generous rear garden.

4 3 2

**Guide Price £900,000**





## 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.

**SITTING ROOM**

Marble fireplace with wood burning stove, bespoke fitted cabinets with shelving above and bay window to the front aspect.

**FAMILY ROOM**

Feature fireplace with open fire, fitted storage cupboard and window to the side aspect. Opening to:

**KITCHEN/DINING ROOM**

Fitted with a range of base and eye level units, stainless steel sink, electric double oven, four ring gas hob with extractor hood over, space and plumbing for dishwasher, integrated fridge and bespoke fitted cabinets. French doors opening to the garden and a pair of doors opening to:

**UTILITY ROOM**

Oak worktop space with ceramic butler sink, fitted pantry cupboard, window to the side aspect and glazed door opening to the rear garden. Door to:

**CLOAKROOM**

Comprising pedestal wash basin and low level WC.

**BASEMENT**

Access via a door from the entrance hall. Window to the side aspect.

**FIRST FLOOR**

**LANDING**

Doors to adjoining rooms and staircase rising to the second floor.

**BEDROOM 1**

Feature cast iron fireplace, fitted wardrobe and window to the rear aspect. Door to:

**EN SUITE**

Comprising ceramic wash basin with vanity cupboard beneath, low level WC and shower enclosure.

**BEDROOM 3**

Window to the side aspect and feature cast iron fireplace.

**BEDROOM 4**

Window to the front aspect and fitted wardrobe.

**BATHROOM**

Comprising pedestal wash basin, panelled bath with shower attachment, low level WC, heated towel rail and window to the front aspect.

**SECOND FLOOR**

**BEDROOM 2 & STUDY AREA**

Velux windows to front and rear aspects. Door to:

**EN SUITE**

Comprising pedestal wash basin, low level WC, shower enclosure and Velux window to the rear aspect.

**OUTSIDE**

There is a block paved driveway providing off-street parking and access to the garage. The garden to the front is laid to lawn with mature hedges bordering. To the rear of the property is a raised, block paved patio area for alfresco entertaining. The garden is predominantly laid to lawn with mature trees and hedges bordering and a wonderful view over the town towards St. Mary's Church.

**GARAGE**

Up and over door, power and lighting connected, eaves storage space, window to the rear and personal door to the side aspect.

**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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £900,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford District Council





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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.