



Smallbridge Road, Saffron Walden, CB11 3JH

CHEFFINS

Smallbridge Road

Saffron Walden,
CB11 3JH

- Modern detached home
- Well-appointed kitchen/diner
- Primary bedroom with dressing area and en suite
- Landscaped rear garden
- Garage and off-street parking

A recently built detached family home located in a tucked-away location within the town. The property has been finished to a high specification and offers well-designed accommodation, with landscaped gardens, garage and off street parking.

3 2 2

Guide Price £575,000





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, stairs leading to first floor, obscure double glazed window to the front aspect, door into:

CLOAKROOM

Tiled flooring, part tiled walls, low level w.c., obscure double glazed windows to the front aspect, ceramic wash hand basin and stainless steel tap.

LIVING ROOM

Double glazed patio doors leading directly into the garden, double glazed windows to front aspect.

KITCHEN/DINER

Kitchen area with tiled flooring, range of base and eye level storage units, wash basin with stainless steel tap, 4 ring induction hob with conventional oven below, cooker hood above, integrated dishwasher, fridge and freezer and washing machine, splashback tiles, door to the understairs storage cupboard, dual aspect double glazed windows to the rear aspect, double glazed patio

doors leading directly into the garden.

FIRST FLOOR

LANDING

Window to rear aspect, door to:

BEDROOM 1

Dual aspect double glazed windows to front and rear, built-in wardrobes, door to:

ENSUITE

Part tiled walls, tiled flooring, obscure double glazed window to the front aspect, ceramic wash hand basin with vanity cupboard space above, stainless steel taps, low level w.c., walk-in shower enclosure, heated towel rail.

BEDROOM 2

Storage cupboard with fitted shelving, double glazed windows to the front aspect.

FAMILY BATHROOM

Obscure double glazed windows to the side aspect, tiled flooring, part tiled walls, heated towel rail, panelled bath with shower above,

ceramic wash hand basin with vanity cupboard above, low level w.c.

BEDROOM 3

Double glazed windows to the front aspect.

OUTSIDE

To the front of the property there is off-street parking for one car, adjoining GARAGE with electric doors and power supply.

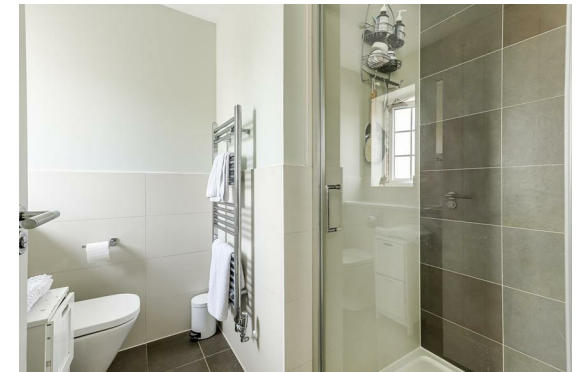
To the rear there is a private garden with a southerly aspect. It is predominantly laid to lawn with paved terrace, timber pergola and mature shrubs and trees bordering. There is gated side access and personal door leading directly into the garage.

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.



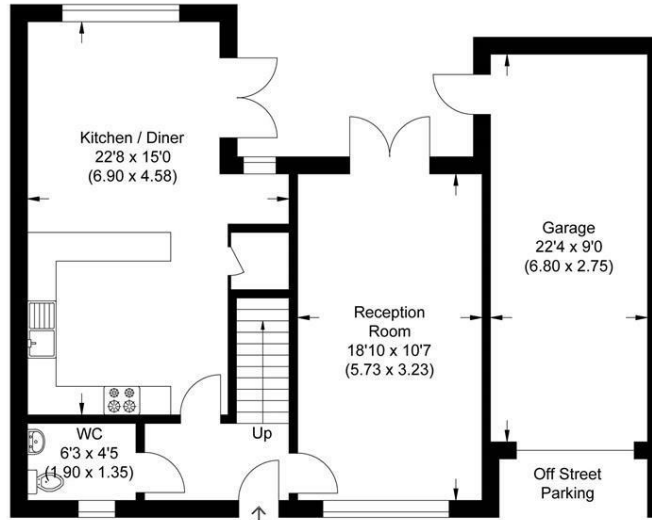




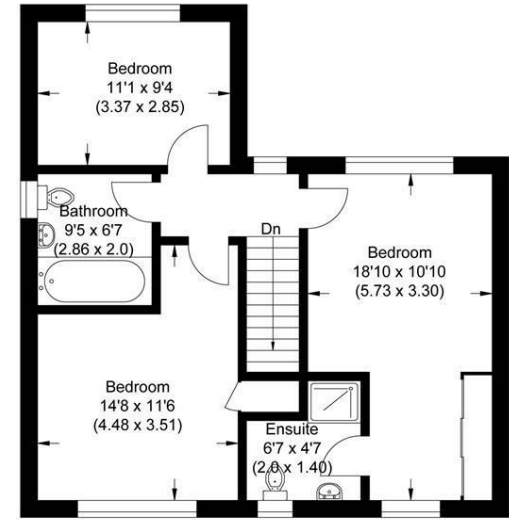
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	84 B
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £575,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford

Approximate Gross Internal Area
 128.62 sq m / 1384.45 sq ft
 (Includes Garage)
 Garage Area 18.70 sq m / 201.28 sq ft



Ground Floor



First Floor

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.