



Neville Road, Saffron Walden, CB10 2DA

**CHEFFINS**



## Neville Road

Saffron Walden,  
CB10 2DA

A spacious three bedroom semi detached home situated in an enviable tucked-away location. The property offers bright and well-proportioned accommodation throughout together with off-street parking, garage and substantial south facing garden. NO UPWARD CHAIN.

### 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.

3 1 1

Guide Price £475,000





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, stairs leading to the first floor, double glazed windows to front aspect and doors to adjoining rooms.

### LIVING/DINING ROOM

Double glazed patio doors leading into garden, double glazed window to the rear aspect, door into:

### KITCHEN

Double glazed windows to the front aspect, storage cupboard housing boiler, range of base and eye level units, sink unit with stainless steel tap, space for fridge/freezer, space for washing machine, door to:

### REAR LOBBY

Double glazed door to side garden and driveway. Door to:

### DOWNSTAIRS CLOAKROOM

Part tiled, obscure double glazed window to the side, ceramic wash hand basin with stainless steel taps, low level w.c. Access to a storage loft space with ladder and lighting.

## FIRST FLOOR

### LANDING

Airing cupboard, doors to respective rooms. Access to a large loft space with ladder, lighting and Velux window, providing scope for conversion subject to needs and relevant approval.

### BEDROOM 1

Double glazed window to the rear aspect overlooking garden, built-in storage cupboards, built-in dresser with drawer space.

### BEDROOM 2

Dual aspect double glazed windows to rear and side aspects, built-in storage space, storage cupboards.

### BEDROOM 3

Being of good size with double glazed window to the front aspect, storage cupboard, corner unit.

### FAMILY BATHROOM

Obscure double glazed window to the side aspect, vanity cupboard, ceramic wash hand basin with stainless steel tap, tiled walls, panelled bath with shower above with tiled walls, low level w.c.

## OUTSIDE

To the front of the property is a garden with gated access and a paved pathway to the front door, range of flowers and shrubs, part shingle. Trellis fence bordering the front garden. To the side of the property a shared driveway provides access to the off-street parking for two vehicles. DETACHED GARAGE with up and over door, power. Gated access into side garden.

The rear garden is south west facing with patio area with steps into the main garden which is predominantly laid to lawn with mature shrubs and flowers bordering, door into Garage. Large storage shed with power connected, greenhouse to the rear of the garden together with patio space and wooden fences bordering both sides of garden.

## AGENT'S NOTES

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

## VIEWINGS

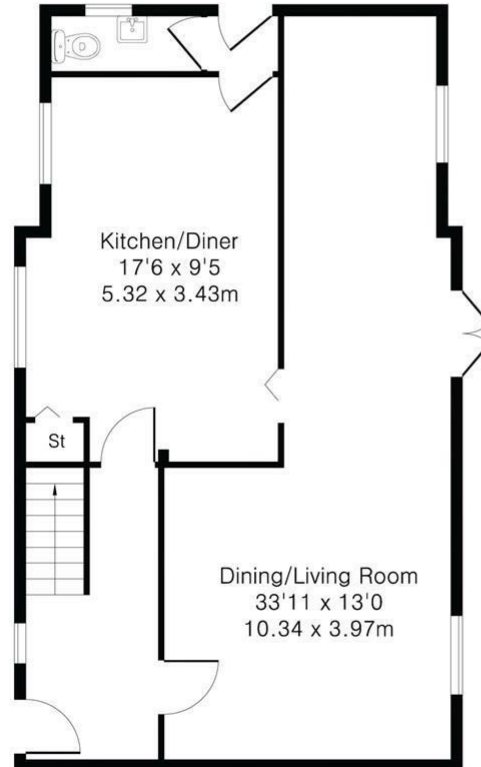
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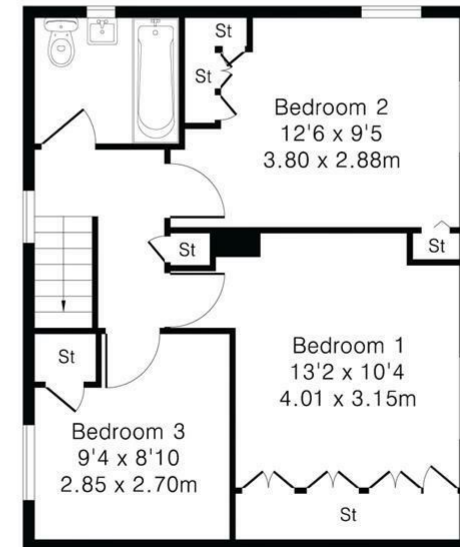




Approximate Gross Internal Area 1090 sq ft – 101 sq m  
 Ground Floor Area 633 sq ft – 59 sq m  
 First Floor Area 457 sq ft – 42 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	80
63	
England & Wales	EU Directive 2002/91/EC

Guide Price £475,000

Tenure - Freehold

Council Tax Band - C

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.