



Walden Road, Swards End, CB10 2LF

CHEFFINS

Walden Road

Sewards End,
CB10 2LF

- Substantial detached home
- Two bedroom annexe
- Approx. 3,121 sqft
- Garage and off-street parking
- Landscaped gardens

A deceptively spacious detached house located a short distance from Saffron Walden. The property enjoys accommodation of approximately 3,121 sqft including a two storey self-contained TWO BEDROOM ANNEXE which could also be integrated into the main house, together with an integral garage and private garden.

7 3 4



Offers In Excess Of



LOCATION

The well regarded village of Swards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

GROUND FLOOR

ENTRANCE HALL

Decorative glazed entrance door with windows to either side, staircase rising to the first floor with galleried landing and understairs storage cupboard, glazed doors to adjoining reception rooms and kitchen/breakfast room.

CLOAKROOM

Comprising low level w.c., wash hand basin and obscure double glazed window.

SITTING ROOM

Dual aspect room with a pair of glazed doors with adjoining windows providing access and views onto the terrace and garden, further window to the side aspect, fireplace with inset electric fire.

DINING ROOM

Multi-purpose room with window to front aspect.

STUDY

Wide window to front aspect overlooking the street scene.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with hardwood worktop, butler sink, built-in double oven with hob above, freestanding fridge, integrated dishwasher, a pair of glazed doors provide access onto the terrace and garden with further wide window overlooking the garden, glazed door to:

UTILITY ROOM

Worktop with space and plumbing for washing machine and tumble dryer below, space for fridge/freezer, gas boiler, glazed door linking to the adjoining annexe.

FIRST FLOOR

GALLERIED LANDING

Window to the front aspect and airing cupboard with slatted shelving.

BEDROOM 1

Window to the rear aspect, door to:

ENSUITE

Large shower enclosure, low level w.c., wash basin and obscure window to the side.

BEDROOM 2

Window to the front aspect.

BATHROOM

Comprising panelled bath with independent Aqualisa shower, low level w.c., and wash basin, obscure window to the side.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the rear aspect.

BEDROOM 5

Window to the front aspect.

ADJOINING ANNEXE

The annexe is a more recent addition to the house offering a multitude of uses including self-contained bi-generational living, independent working space or teenage space. The annexe is independently serviced and accessed from the main house also via a linking integral door.

DINING AREA

Glazed oak door providing access to the front driveway and further obscure glazed door leading to the annexe courtyard garden, built-in cupboard housing the independent gas boiler together with controls for the underfloor heating for the annexe ground floor, staircase rising to the first floor.

SITTING ROOM

Window to the rear aspect overlooking the annexe garden and main garden beyond. There is scope and potential dependent on needs and relevant approval to remove the wall between the Sitting Room and the Dining Area to create a large reception space.

KITCHEN

The kitchen comprises an extensive range of base and eye level units with rolltop space over, sink unit, hob, built-in double oven, integrated dishwasher, washing machine and space for fridge/freezer, window to the side aspect overlooking the driveway and street scene.

GROUND FLOOR BATHROOM

Designed for wheelchair access, if required, comprising shower, w.c., wash basin.

FIRST FLOOR

LANDING

Doors to adjoining bedrooms. The two rooms offer a multitude of uses.

BEDROOM 1

Windows to two aspects, eaves storage space and walk-in wardrobe with hanging rails and shelving.

BEDROOM 2

Three windows provide a good degree of natural light with views of the street scene. Eaves storage space.

GARAGE

Adjoining the Annexe is a good size GARAGE with electric roller shutter door, power, hot and cold water taps and lighting connected and high ceiling providing storage potential.

OUTSIDE

To the front of the property is a driveway providing extensive off-street parking together with a pathway to the side leading to the rear garden.

Adjoining the rear of the property is a paved terrace in turn leading to the garden which is mainly laid to lawn with a further raised terrace, mature hedging. In addition the Annexe has its own courtyard garden which links to the main 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

By appointment through the Agents.












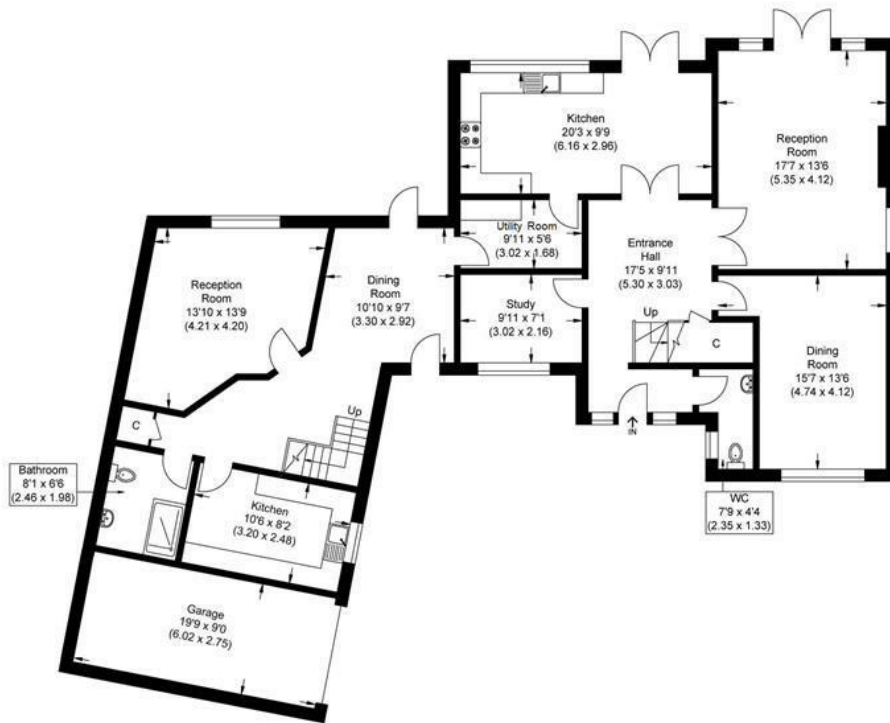
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Offers In Excess Of £1,000,000
 Tenure - Freehold
 Council Tax Band - Main House G / Annexe A
 Local Authority - Uttlesford



Approximate Gross Internal Area
 289.98 sq m / 3121.31 sq ft
 (Excludes Garage & Eaves)
 Garage Area 16.56 sq m / 178.25 sq ft



Ground Floor



First Floor



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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.