



Cromwell Road, Saffron Walden, CB11 4BE

CHEFFINS

Cromwell Road

Saffron Walden,
CB11 4BE

An established and spacious three bedroom terraced home situated in a popular residential location. The property offer bright and versatile living accommodation together with integral garage, private rear garden and ample off street parking.

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 2

Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, obscure double glazed window to the side aspect, storage cupboard housing the boiler and doors to adjoining rooms.

DINING ROOM

Double glazed window to the front aspect and open archway to the kitchen and open archway to:

LIVING ROOM

Double glazed patio doors opening to the rear garden and staircase rising to the first floor with under stair storage cupboard.

KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink, five ring gas hob with extractor hood over, built-in AEG oven and grill, integrated fridge freezer and space for washing machine and tumble dryer. Double glazed window to the rear aspect and door opening to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

A pair of double glazed windows to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the front aspect and over stairs storage cupboard.

BATHROOM

Comprising panelled bath with electric shower over, ceramic wash basin with vanity cupboard beneath and low level WC. Tiled walls and flooring, obscure double glazed window to the rear aspect.

OUTSIDE

The property has an integral GARAGE with up and over door, power and lighting connected and a block paved driveway with space for up to 3 vehicles. The rear garden is predominantly laid to lawn with a patio and mature shrub and flower borders. The garden is enclosed with fencing and has gated access to the rear.

AGENT'S NOTES

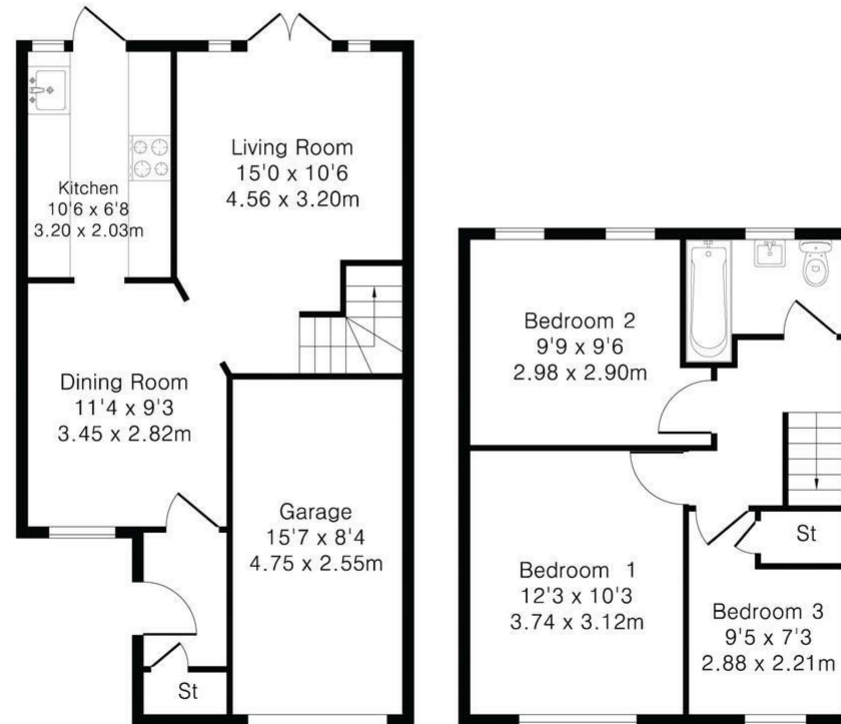
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area 745 sq ft – 69 sq m
 Ground Floor Area 360 sq ft – 33 sq m
 First Floor Area 385 sq ft – 36 sq m
 Garage Area 123 sq ft – 11 sq m



Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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 £375,000

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.