



Overledges Road, Saffron Walden, CB11 3NB

**CHEFFINS**

# Overledges Road

Saffron Walden,  
CB11 3NB

4 3 1

**Guide Price £575,000**

- Beautifully presented four bedroom home
- Prominent position overlooking the green
- Open plan living accommodation
- Bathroom and two en suites
- Driveway and garage
- Landscaped garden

A beautifully presented 4 bedroom home with a pleasant aspect overlooking the green. The property offers bright and well proportioned accommodation, together with a landscaped rear garden.





## 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.

### CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the front aspect.

### KITCHEN/DINING/SITTING ROOM

The kitchen is fitted with a range of base units with ceramic sink, space for range style cooker, integrated dishwasher, space for free standing fridge freezer and window to the front aspect. The sitting/dining area there is a understair storage cupboard, windows and French doors opening to the rear garden and Velux windows providing a good degree of natural light. Door to garage/utility room.

## FIRST FLOOR

### LANDING

Doors to adjoining room, built-in airing cupboard and staircase rising to the second floor.

### BEDROOM 1

Window to the rear aspect, fitted wardrobes, access to the loft space and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the front aspect.

### BEDROOM 2

Window to the front aspect.

### BEDROOM 3

Window to the rear aspect and fitted storage units.

### BATHROOM

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

## SECOND FLOOR

### BEDROOM 4

Window to the front aspect, Velux window to the rear aspect, fitted storage cupboard and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and Velux window.

### OUTSIDE

To the front of the property is a block paved driveway providing off-street parking and access to the garage. The

rear of the property there is a paved terrace with timber pergola over, perfect for al fresco entertaining. The garden is predominantly laid to lawn with raised beds and mature planting.

### GARAGE

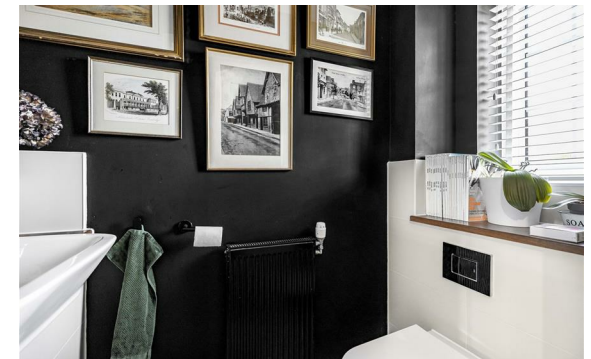
Up and over door, power and lighting connected, space and plumbing for washing machine and tumble dryer and part glazed door opening to the rear garden.

### AGENT'S NOTES


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

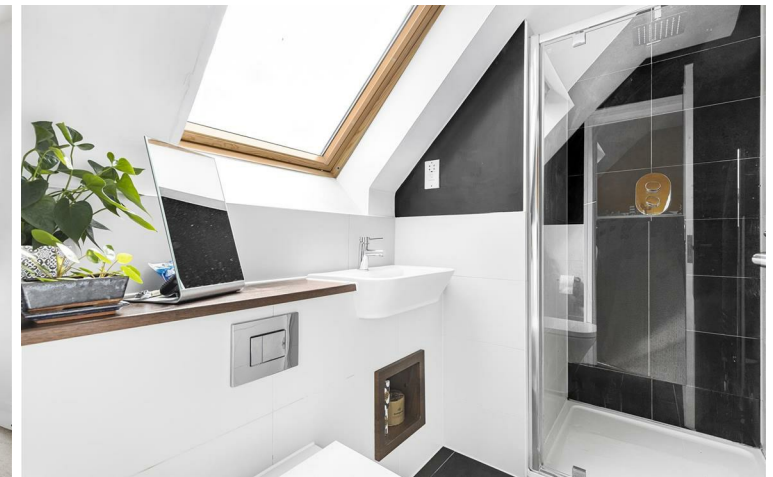
### VIEWINGS

By appointment through the Agents.

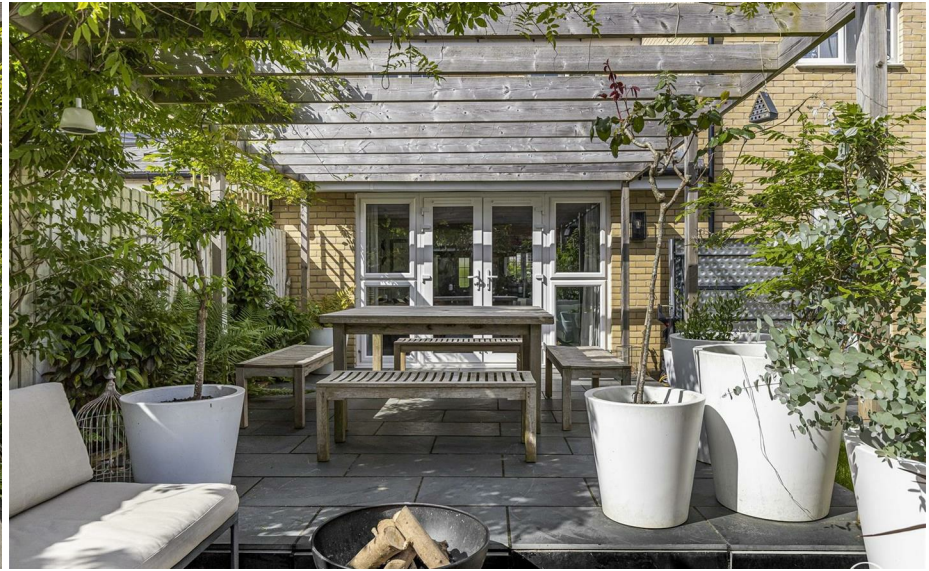




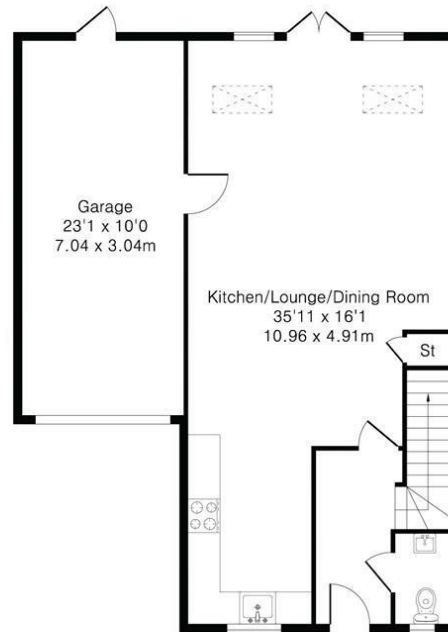
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



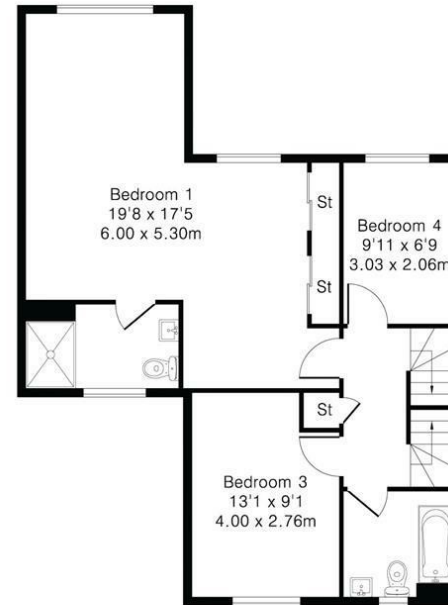
Guide Price £575,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford



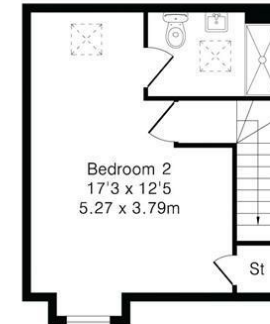
Approximate Gross Internal Area 1514 sq ft – 141 sq m  
Ground Floor Area 579 sq ft – 54 sq m  
First Floor Area 664 sq ft – 62 sq m  
Second Floor Area 271 sq ft – 25 sq m  
Garage Area 230 sq ft – 21 sq m



Ground Floor



First Floor



Second Floor

