



Birdbush Avenue, Saffron Walden, CB11 4DJ



## Birdbush Avenue

Saffron Walden,  
CB11 4DJ

A characterful modern home ideally situated in a popular residential location, moments from the amenities of Saffron Walden Town Centre. The property offers bright and well proportioned accommodation, together with ample off street parking and a south facing 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.

3 2 1

Guide Price £540,000





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, window to the side aspect, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

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

### KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, four ring gas hob with extractor hood over, electric oven, integrated fridge freezer, space and plumbing for washing machine and dishwasher. Window to the front aspect.

### SITTING/DINING ROOM

French doors opening to the rear garden and understairs storage cupboard.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in storage cupboard and staircase rising to the second floor.

### BEDROOM 2

Window to the front aspect and fitted wardrobes.

### BEDROOM 3

Window to the side aspect.

### BATHROOM

Comprising pedestal wash basin, low level

WC, panelled bath with dual shower heads over, heated towel rail and obscure glazed window to the rear aspect.

## SECOND FLOOR

### LANDING

A spacious landing with study area and fitted cupboard housing the solar panel system. Door to:

### BEDROOM 1

Window to the front aspect, fitted wardrobe and access to the loft space. Door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, corner shower enclosure and heated towel rail. Obscure glazed window to the rear aspect.

### OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining, raised beds bordering and a summer house.

### AGENT'S NOTES

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

### VIEWINGS

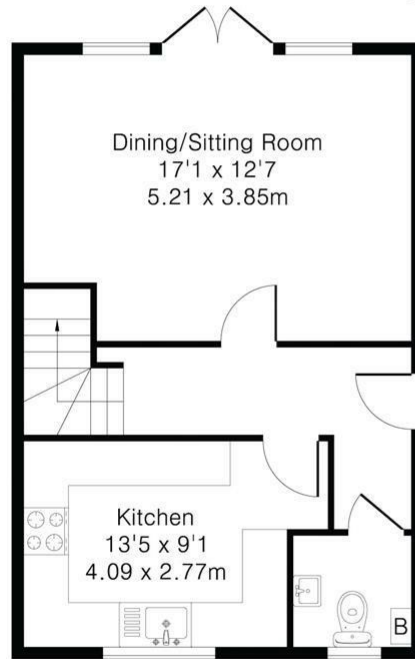
By appointment through the Agents.



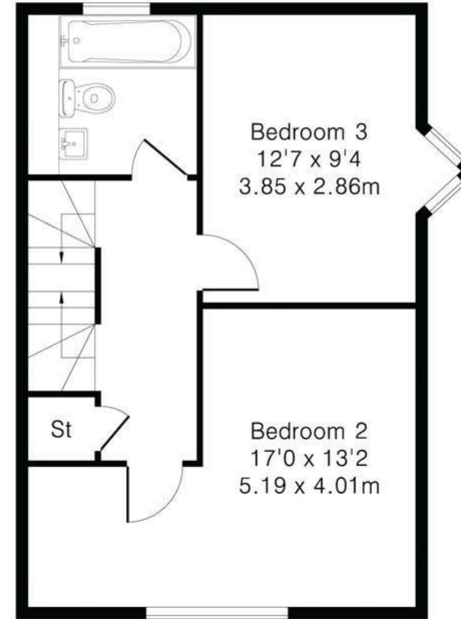
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £540,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford

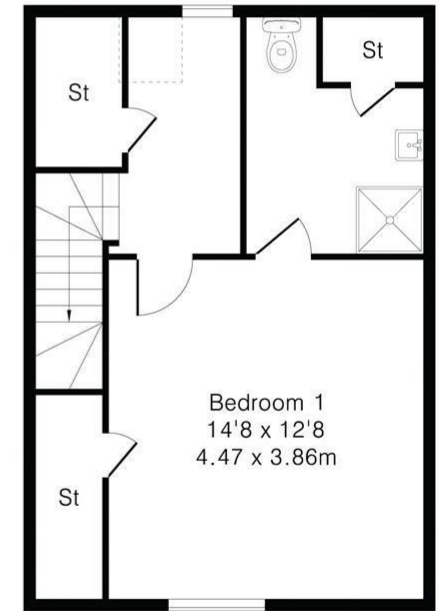
Approximate Gross Internal Area 1303 sq ft – 121 sq m  
 Ground Floor Area 443 sq ft – 41 sq m  
 First Floor Area 447 sq ft – 42 sq m  
 Second Floor Area 413 sq ft – 38 sq m



Ground Floor



First Floor



Second 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.