



Winstanley Road, Saffron Walden, CB11 3EQ

CHEFFINS

Winstanley Road

Saffron Walden,
CB11 3EQ

- Semi-detached house
- Popular residential location
- Well-presented accommodation throughout
- Scope for enlargement (STPP)
- Private garden & detached garage
- No upward chain

A three bedroom, semi-detached house set in a popular location, offering an opportunity to enlarge (STPP). In addition, there is a detached garage and good sized west facing garden. OFFERED CHAIN FREE.

3 1 2



Guide Price £385,000



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

Obscure double glazed entrance door with adjoining obscure double glazed full height window, staircase rising to the first floor and door to:

SITTING ROOM

Deep double glazed window to the front aspect overlooking the garden and street scene, fireplace with inset gas fire and a pair of glazed doors leading to:

DINING ROOM

Deep double glazed window to the rear aspect overlooking the garden and doorway to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring hob with double oven below, twin bowl sink unit, free-standing dishwasher, washing machine and fridge freezer, built-in cupboard with shelving. Double glazed windows to the side and rear aspects and a double glazed door providing access to the terrace and garden.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, access to the loft space and door to adjoining rooms.

BEDROOM 1

Wide double glazed window to the rear aspect overlooking the garden.

BEDROOM 2

Wide double glazed window to the front aspect and fitted bedroom furniture incorporating wardrobes and dressing table, built-in airing cupboard housing the hot water cylinder.

BEDROOM 3

Double glazed window to the front aspect and overstairs storage cupboard.

BATHROOM

Comprising panelled bath the independent shower over, vanity wash basin, low level WC and obscure double glazed window.

OUTSIDE

To the front of the property is a lawned garden with adjoining driveway providing off-street parking and access to the garage and rear garden. Adjoining the rear of the property is a paved terrace with adjoining garden which is mainly laid to lawn with paved pathway leading to a timber shed and gravelled area behind.

DETACHED GARAGE

Up and over door, power and lighting connected.

PLANNING POTENTIAL

Subject to needs and relevant approval, the property offers scope to enlarge to the side and into the loft space.

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
83.81 sq m / 902.12 sq ft
(Excludes Garage)
Garage Area 12.10 sq m / 130.24 sq ft



Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Guide Price £385,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.