



Fair Leas, Saffron Walden, CB10 2DR



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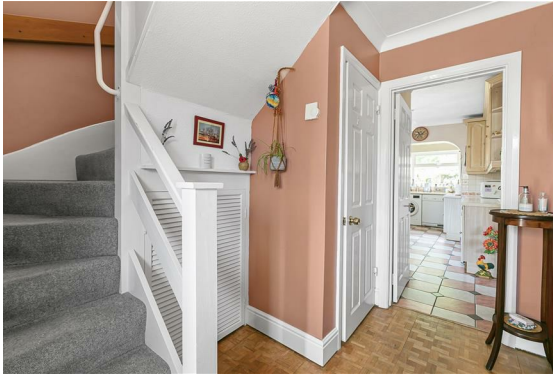
- Detached
- Four bedrooms
- Private rear garden
- Chain free
- Garage and off street parking
- Scope for enlargement

A spacious detached, four bedroom house set in a quiet cul-de-sac within walking distance of the town centre and schools. The property enjoys versatile accommodation, together with detached garage/workshop and ample off-street parking.

4 1 1

Guide Price £550,000





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

Entrance door, hardwood flooring, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC, part tiled walls and tiled flooring and obscure double glazed window to the side aspect.

SITTING ROOM

Solid wood flooring, double glazed window to the front aspect and feature fireplace with exposed brick surround. Open archway to:

DINING ROOM

Double glazed sliding patio doors opening to the garden and door to:

KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks and worktop space over, stainless steel sink unit, built-in oven, four ring gas hob, space for washing machine and tumble dryer, space for fridge and freezer, built-in cupboard with

storage shelves and housing the boiler, double glazed windows to the side and rear aspects and door opening to the garden.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, built-in storage cupboard and doors to adjoining rooms.

BEDROOM 1

Fitted bedroom furniture and double glazed window to the rear aspect.

BEDROOM 2

Large double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 4

Obscure double glazed window to the side aspect and built-in storage.

SHOWER ROOM

Comprising shower enclosure, ceramic wash basin with vanity cupboard below, low level WC and obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a block-paved driveway providing off-street parking for two vehicles, with pathway leading to the front door and a low maintenance, gravelled front garden. There is side access to the rear garden which is predominantly laid to lawn with a variety of mature shrubs and trees bordering and a paved terrace. Steps lead up to a further terrace providing an ideal alfresco entertaining area.

WORKSHOP

This is the former garage which has been partitioned into a workshop and store. Fitted with storage cupboards, power and lighting connected.

AGENT'S NOTES

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

VIEWINGS

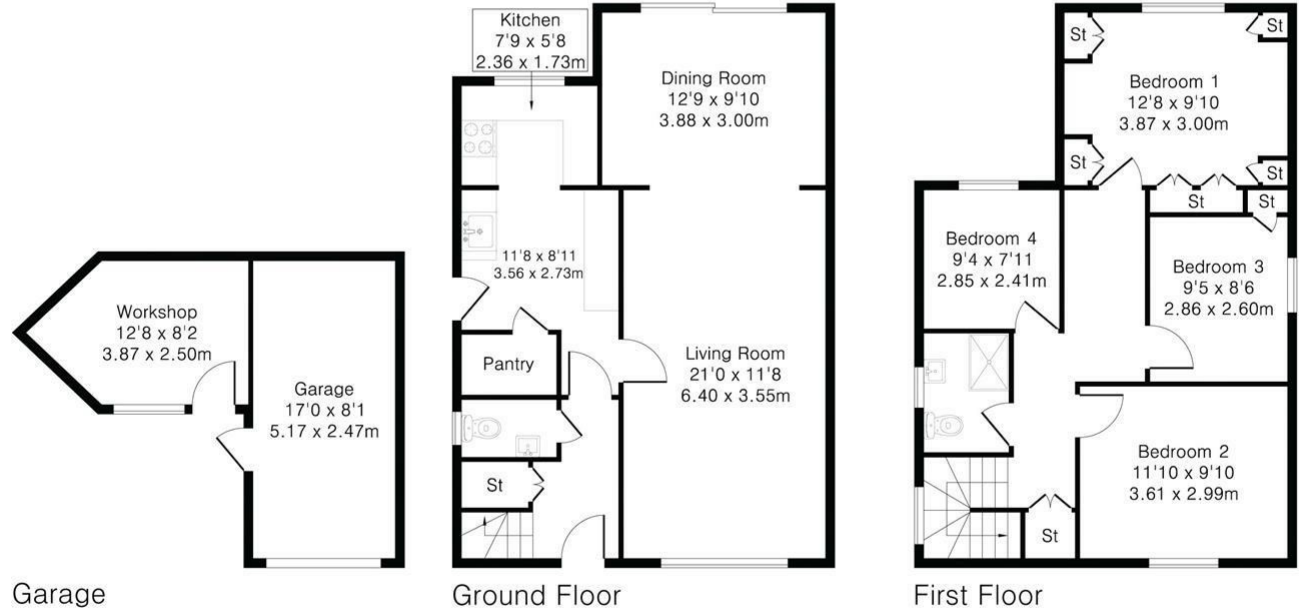
By appointment through the Agents.







Approximate Gross Internal Area 1176 sq ft – 109 sq m
 Ground Floor Area 612 sq ft – 57 sq m
 First Floor Area 564 sq ft – 52 sq m
 Garage Area 226 sq ft – 21 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 £550,000
 Tenure - Freehold
 Council Tax Band - E
 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.