



Radwinter Road, Saffron Walden, CB11 3HY

CHEFFINS

Radwinter Road

Saffron Walden,
CB11 3HY

- Recently refurbished
- Period townhouse
- Six bedrooms
- Spacious and versatile accommodation
- Off street parking to front and rear

A substantial, attractive, period townhouse set in a convenient location within the town, offering versatile accommodation over three floors having recently undergone extensive refurbishment. Together with generous garden rear garden, the property benefits from driveway and off street parking to both front and rear.

6 3 2

Guide Price £700,000





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 and obscure double glazed window to the side aspect, staircase rising to the first floor, access to the basement and doors to adjoining rooms.

LIVING ROOM

Bay sash window to the front aspect, fireplace with exposed brickwork, stone hearth and log burner.

SITTING/FAMILY ROOM

Double glazed sash window to the side aspect and door to:

INNER HALL/UTILITY AREA

Fitted with a range of base and eye level units with stainless steel sink, space for fridge freezer and washing machine and skylight window. Doors to adjoining rooms.

KITCHEN/DINER

Refitted with a range of base and eye level units with quartz worktop space over, stainless steel sink, integrated fridge freezer and dishwasher, conventional oven with microwave above and five ring induction hob with extractor hood over. A pair of skylight windows providing a good degree of natural light and bi-folding doors leading to the garden.

BEDROOM 6

Double glazed window to the front aspect and door opening to the courtyard.

SHOWER ROOM

Comprising ceramic wash basin with vanity cupboards above and below, low level WC, walk-in shower enclosure and skylight window.

BEDROOM 5

Velux window and double glazed patio doors opening to the garden and door to:

EN SUITE

Comprising ceramic wash basin with vanity cupboards above and below, low level WC, walk-in shower enclosure, heated towel rail and skylight window.

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed sash window to the front aspect and built-in storage cupboard.

BATHROOM

Comprising ceramic wash basin with vanity cupboards above and below, shower enclosure, free standing bath, low level WC and obscure double glazed sash window to the rear aspect overlooking the garden.

BEDROOM 4/STUDY

Obscure double glazed sash window to the side aspect.

SECOND FLOOR

LANDING

Doors to adjoining rooms and arched window to the side aspect.

BEDROOM 2

Double glazed sash window to the front aspect.

BEDROOM 3

Window to the rear aspect overlooking the garden.

OUTSIDE

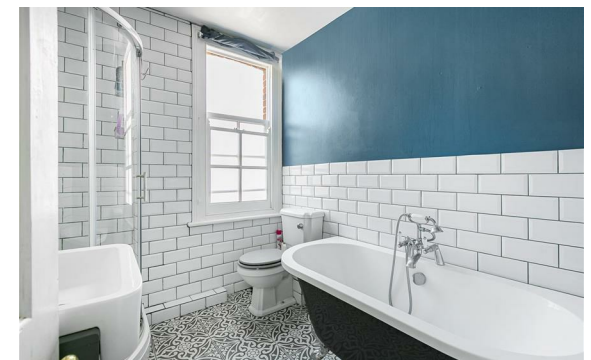
To the front of the property is a driveway providing off-street parking for two vehicles and EV charge point. There is an adjoining garden with a small patio, planted with shrubs and flowers and a brick and flint wall bordering. A pair of gates lead to the courtyard, in turn leading to the rear garden. The private rear garden is predominantly laid to lawn with a paved terrace and an array of shrubs, flower and hedges bordering. To the rear of the garden is a garden shed and gated access to a further gravelled driveway with space for a couple of cars.

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) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Uttlesford



Approximate Gross Internal Area 2058 sq ft – 192 sq m
 Basement Area 108 sq ft – 10 sq m
 Ground Floor Area 1266 sq ft – 118 sq m
 First Floor Area 342 sq ft – 32 sq m
 Second Floor Area 342 sq ft – 32 sq m



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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.