



Margaret Way, Saffron Walden, CB10 1AP

CHEFFINS

Margaret Way

Saffron Walden,
CB10 1AP

- Detached house set in a prime location
- Scope for modernisation and enlargement (stpp)
- Two reception rooms
- Three bedrooms
- Garage and off-street parking
- No upward chain

A detached house set in a prime, central town location. The property offers huge scope for modernisation and enlargement, subject to needs and relevant approval. Offered chain free.

3 1 2

Guide Price £825,000





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

Hardwood entrance door with decorative leaded window, hardwood parquet flooring, staircase rising to the first floor and deep coat/storage cupboard.

SITTING ROOM

A triple aspect room with double glazed bay window to the front aspect, windows to the side aspect and sliding double glazed patio doors providing access and views to the garden. Open fireplace with stone surround and hearth.

DINING ROOM

Wide double glazed window to the front aspect.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, built-in eye level oven and grill, hob with extractor above, free standing dishwasher and washing machine. Walk-in pantry with shelving and obscure double glazed window. Wide double glazed window providing views to the garden and obscure double glazed door leading to a rear lobby.

REAR LOBBY

Double glazed door providing access to the rear garden.

CLOAKROOM

Comprising low level WC, wash basin and obscure glazed window.

ADJOINING GARAGE

Accessed via a pair of timber doors from the driveway and window to the side aspect.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect, access to the loft space and deep built-in airing cupboard housing the hot water cylinder and shelving.

BEDROOM 1

A dual aspect room with double glazed windows to the front and rear and a pair of built-in wardrobes.

BEDROOM 2

Double glazed window to the front aspect, built-in wardrobe and large walk-in attic space ideal with storage.

BEDROOM 3

Double glazed window to the front aspect.

WC

Comprising low level WC and obscure double glazed window.

BATHROOM

Comprising bath with shower over, wash basin and a pair of obscure double glazed windows.

OUTSIDE

The property is set in a highly desirable location, being only a short walk to the Market Square, local schools and Audley End Estate. To the front of the property is a block paved driveway providing off-street parking and access to the garage, together with a paved pathway leading to the front door and a pathway to the side with gated access to the rear garden. Adjoining the rear of the property is a pathway and raised terrace. The garden is mainly laid to lawn with well-stocked flower and shrub borders. A central pathway leads to the rear of the garden where there is a large timber shed.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Approximate Gross Internal Area
 124.12 sq m / 1336.01 sq ft
 (Excludes Garage & Loft Space)
 Garage Area 13.29 sq m / 143.05 sq ft
 Loft Area 7.77 sq m / 83.63 sq ft

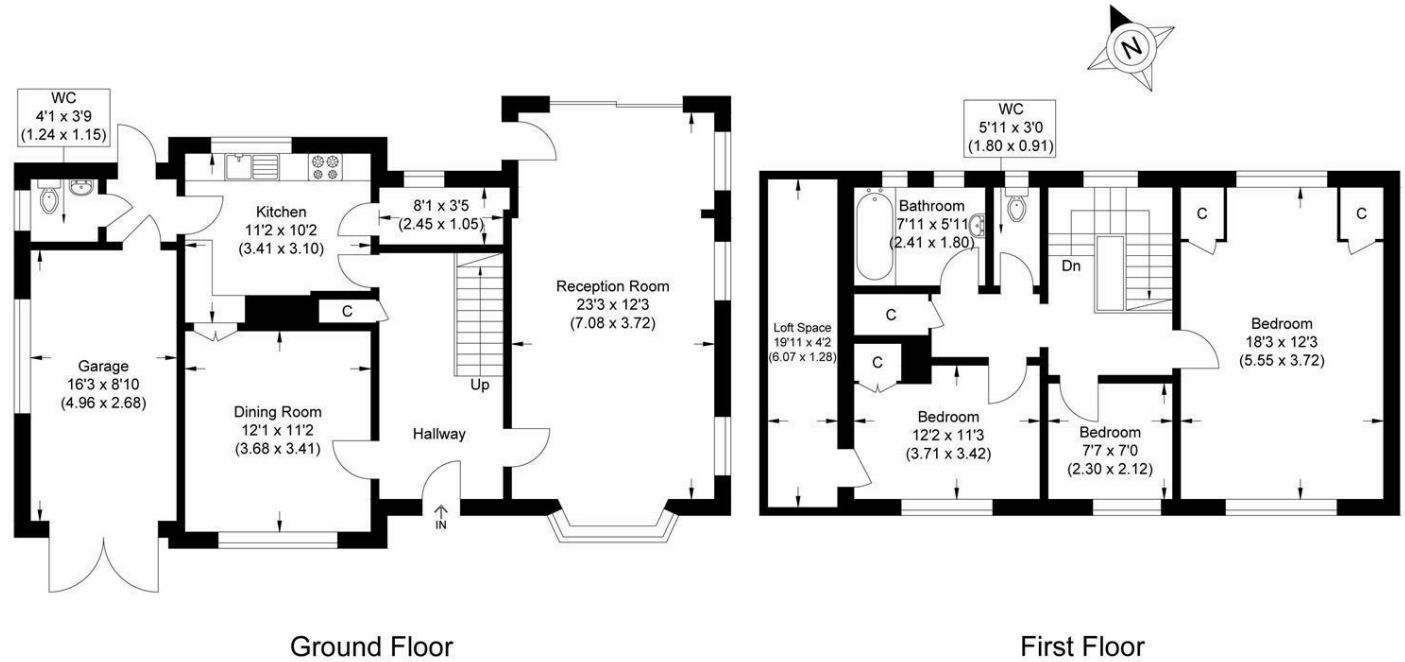


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.