



Sweet Mead, Saffron Walden, CB10 2EG

CHEFFINS

Sweet Mead

Saffron Walden,
CB10 2EG

A two bedroom semi detached home positioned in a generous corner position. The property benefits from bright and well-proportioned accommodation and offers huge scope for further enlargement, together with off street parking and wrap around gardens. Offered chain free.

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.

2 1 1

Guide Price £325,000





GROUND FLOOR

SITTING ROOM

Entrance door, staircase rising to the first floor, double glazed window to the front aspect and built-in storage cupboard. Door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, four ring gas hob with extractor hood above, integrated oven, washing machine, water softener and space for fridge freezer. Built-in cupboard with shelving, double glazed window to the rear aspect and door providing access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect and fitted wardrobes.

BEDROOM 2

Double glazed window to the rear aspect.

BATHROOM

Refitted suite comprising ceramic wash basin with vanity cupboards beneath, low level WC, shower enclosure and heated towel rail. Tiled walls and flooring and obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is off-street parking for two vehicles and a lawned garden. There is gated side access to the generous, south-west facing garden which extends to the side and rear of the property providing an excellent opportunity for the addition of a garage and to extend the property, subject to needs and relevant approval. It is predominantly laid to lawn with a paved terrace, planted with a range of flowers, shrubs and trees and a timber storage shed.

AGENT'S NOTES

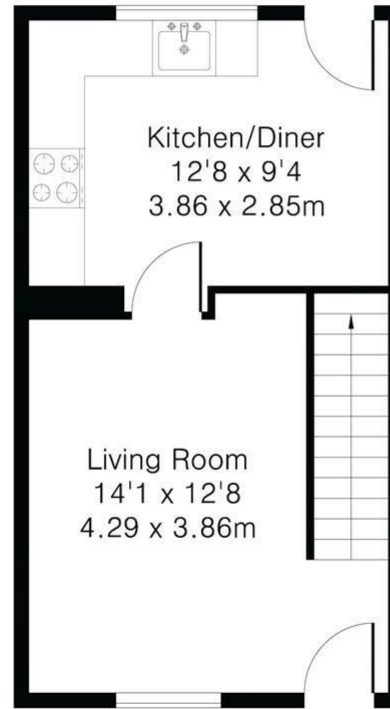
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

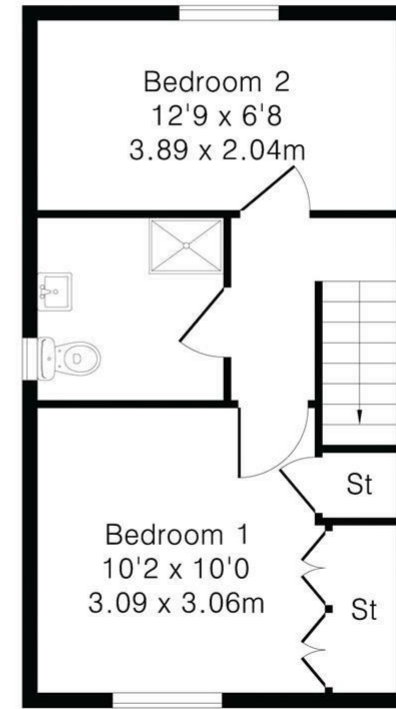
By appointment through the Agents.



Approximate Gross Internal Area 600 sq ft – 56 sq m
 Ground Floor Area 300 sq ft – 28 sq m
 First Floor Area 300 sq ft – 28 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	90
(81-91) B	
(69-80) C	72
(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 £325,000
 Tenure – Freehold
 Council Tax Band – C
 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.