



Goddard Way, Saffron Walden, CB10 2EB

**CHEFFINS**

## Goddard Way

Saffron Walden,  
CB10 2EB

- Three bedrooms
- Conservatory
- Private rear garden
- Garage & off-road parking

A three bedroom semi detached property with driveway and garage situated in a quiet cul-de-sac location on a generous corner plot. The property offers bright and well-proportioned living accommodation throughout. VIEWINGS AVAILABLE FROM 20TH SEPTEMBER.



**Guide Price £335,000**





## 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. The Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11. Train services to London run from Audley End Station about 2 miles away.

## GROUND FLOOR

### ENTRANCE DOOR

Leading into:

### SITTING ROOM

With feature fireplace and stairs rising to the first floor, providing useful storage beneath, hardwood flooring and double glazed window to the front aspect. Opening into:

### DINING ROOM

With door leading into the kitchen, hardwood flooring. Opening to:

### CONSERVATORY

Double glazed windows to the rear and side aspect, along with double glazed doors leading out onto the garden. Tiled floor.

### KITCHEN

Fitted with a range of base and eye level units, four ring induction hob, electric double oven with extractor over, tiled splashbacks, space for washing machine and dishwasher, tiled floor, windows to the conservatory.

## FIRST FLOOR

## LANDING

With doors leading to adjoining rooms and access to loft space.

## BATHROOM

Three piece suite comprising panelled bath with shower over with dual head attachment, ceramic wash hand basin with vanity unit beneath, low level WC, tiled walls and obscure double glazed window to the side aspect.

## BEDROOM 1

Built in storage cupboard and fitted wardrobes. Bay style double glazed window to the front aspect.

## BEDROOM 2

Double glazed window to the rear aspect.

## BEDROOM 3

Double glazed window to the rear.

## OUTSIDE

To the front of the property there is a blocked paved driveway providing off street parking, single garage with up and over door, partially glazed side door and power supply. There is gated access leading to a generous

wrap around garden which is predominantly laid to lawn, with a terrace with timber framed pergola, perfect for all fresco entertaining, flower and shrub beds and is enclosed by timber fences.

## 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 Agent.





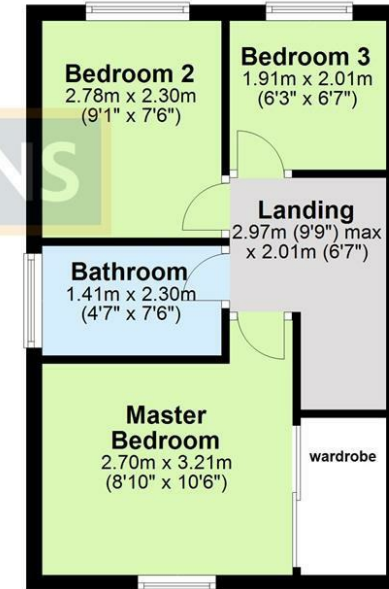
### Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £335,000

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.