



De Bohun Court, Saffron Walden, CB10 2BA

**CHEFFINS**



## De Bohun Court

Saffron Walden,  
CB10 2BA

- Four bedroom link-detached home
- Scope for modernisation
- Good sized garden
- Garage & off-street parking
- Conveniently located for town centre
- No upward chain

An established, four bedroom, link-detached family home set in a tucked-away location, conveniently located for the town centre. The property offers well-proportioned accommodation with scope for improvement, together with a private garden, garage and off-street parking. OFFERED CHAIN FREE.

4 1 2



Guide Price £510,000





## 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 window, staircase rising to the first floor and doors to adjoining rooms.

### ENTRANCE HALL

### CLOAKROOM

Comprising low level WC, wash basin and window to the front aspect.

### SITTING ROOM

A well proportioned room with large double glazed window to the side aspect and door providing access to the garden. Redbrick fireplace with inset electric fire. Door to:

### KITCHEN

Fitted with a range of base and eye level units with worktop space over incorporating breakfast bar, twin bowl sink and drainer, four ring ceramic hob with extractor hood over, built-in double oven, integrated fridge freezer, space and plumbing for dishwasher and washing machine. Part-glazed door with adjoining window providing access to the rear garden. Door returning to the entrance hall and door to:

## DINING ROOM

Window to the front aspect and door returning to the entrance hall.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in airing cupboard.

### BEDROOM 1

Fitted with an extensive range of wardrobes and bedroom furniture. Window to the front aspect.

### BEDROOM 2

Fitted with a range of wardrobes and drawers. Window to the front aspect.

### BEDROOM 3

Window to the side aspect and built-in wardrobe.

### BEDROOM 4

Window to the rear aspect overlooking the garden.

## BATHROOM

Comprising corner bath with shower over, vanity wash basin and WC. Obscure window to the rear aspect.

## OUTSIDE

To the front of the property there is a lawned garden and driveway providing off-street parking and access to the garage. There is side access to the gardens which extend to the rear and side of the property and are mainly laid to lawn with mature trees and shrub borders providing a good degree of privacy. Adjoining the property to the rear and side is a paved terrace.

## GARAGE

With up and over door providing vehicular access and window and personal door to the rear aspect providing access from the garden.

## 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  
118.27 sq m / 1273.04 sq ft  
(Includes Garage)  
Garage Area : 12.30 sq m / 132.39 sq ft

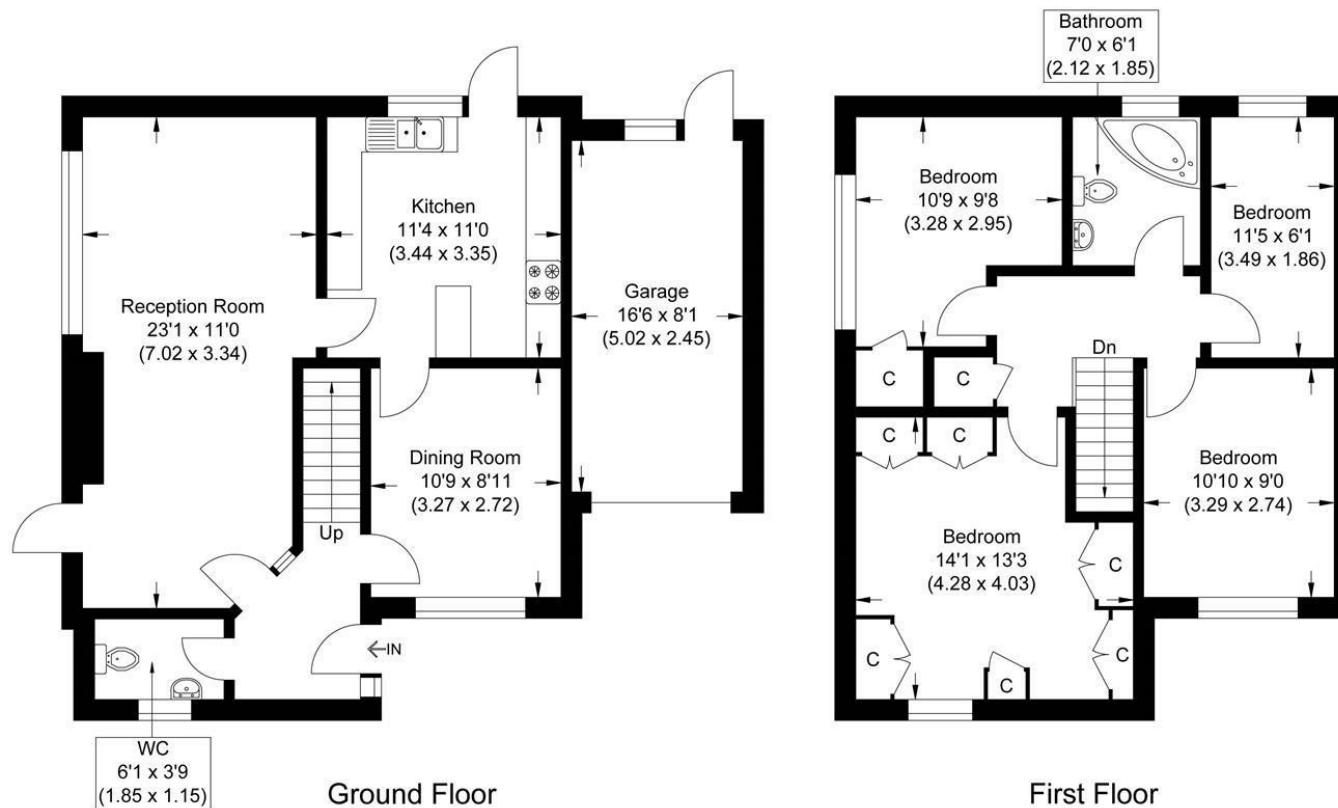


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	

England & Wales EU Directive 2002/91/EC

Guide Price £510,000

Tenure - Freehold

Council Tax Band - D

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.