



Allard Way, Saffron Walden, CB11 3GP

**CHEFFINS**

# Allard Way

Saffron Walden,  
CB11 3GP

- Detached four bedroom home
- Large kitchen/breakfast room
- Two reception rooms
- Family bathroom and en suite
- Detached garage
- Popular residential development
- No upward chain

A detached, double-fronted, modern property forming part of a well-regarded development. Enjoying nicely presented and versatile accommodation, together with a good size garden and terrace. OFFERED CHAIN FREE.

4 2 2

**Asking Price £650,000**





## 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

Glazed entrance door with full-height obscure glazing to either side, staircase rising to the first floor with understairs recess and storage area, panel effect doors to adjoining rooms and a pair of glazed double doors to:

### SITTING ROOM

A pair of double glazed doors with full-height adjoining windows providing a good degree of natural lighting and access to the garden. A pair of glazed door leading to:

### FAMILY/DINING ROOM

Window to the front aspect and door returning to the entrance hall. The pair of glazed doors between the two reception rooms give a great feeling of space, maximising light levels and allowing a through flow for entertaining.

### KITCHEN/BREAKFAST ROOM

A well-proportioned room and hub of the house, comprising a range of base and eye level units with worktop space over, twin bowl stainless steel sink unit, five ring gas hob with stainless steel splashbacks and extractor hood over, integrated dishwasher, built-in double oven, fridge and freezer. A pair of double glazed double doors with full height adjoining windows leading to the conservatory. Further window to the front aspect and door to:

### UTILITY ROOM

Comprising a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for washing machine/tumble dryer and glazed door to the rear garden.

## CONSERVATORY

A newly constructed addition to the property, with obscure glazed door leading to the driveway and two pairs of double doors leading to the garden and terrace. A newly constructed addition to the property, with obscure glazed door leading to the driveway and two pairs of double doors leading to the garden and terrace.

## CLOAKROOM

A spacious cloakroom comprising low level WC, wash hand basin with tiled splashback and coat storage area.

## FIRST FLOOR

### LANDING

Built-in airing cupboard housing the pressurised hot water cylinder and plumbing for the solar hot water panels. Access to the loft space.

### BEDROOM 1

Window to the front aspect and a range of fitted wardrobes. Door to:

### EN SUITE

Comprising large shower enclosure, low level WC, wash hand basin, part-tiled walls, chrome heated towel rail and obscure window to the front aspect.

### BEDROOM 2

Window to the front aspect and overstairs recess area which is ideal for storage or a seating area.

### BEDROOM 3

Window to the rear aspect overlooking the garden and built-in wardrobes.

### BEDROOM 4

Window to the rear aspect overlooking the garden.

## BATHROOM

Suite comprising panelled bath, low level WC, separate shower enclosure, pedestal wash hand basin, chrome heated towel rail, part-tiled walls and obscure glazed window.

## OUTSIDE

The property forms part of a sought-after and well-designed development, recently constructed with a variety of different styles and types. To the front of the property there is a white picket fence with small garden and pedestrian access to the rear garden. To the left hand side of the property is a driveway providing off-street parking for two vehicles, in turn leading to the detached garage, and additional access to the rear garden. The rear garden is mainly laid to lawn with close board fencing and a paved terrace.

## DETACHED GARAGE

A detached, oversize garage with up and over door, power and lighting connected, eaves storage space and personal door to the side from the terrace.

## AGENT'S NOTES

The property is subject to an estate charge which is reviewed annually - £235.70 p.a. for 2024/25.

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's.







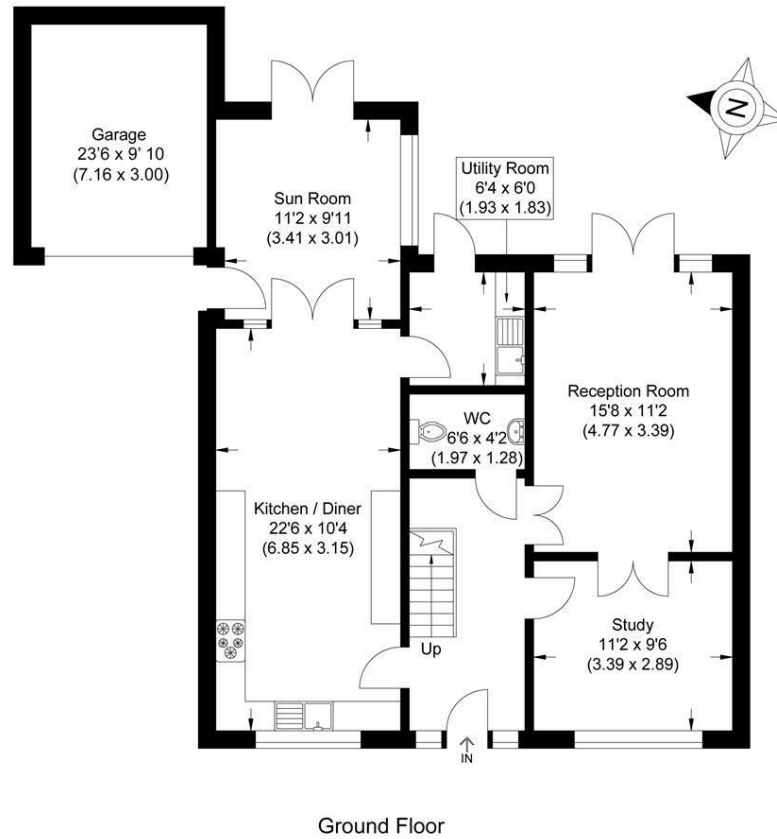
Energy Efficiency Rating	
Current	Potential
78	86
Very energy efficient - lower running costs (82 plus) <b>A</b> (71-81) <b>B</b> (59-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford



Approximate Gross Internal Area  
142.43 sq m / 1533.10 sq ft  
(Excludes Garage)

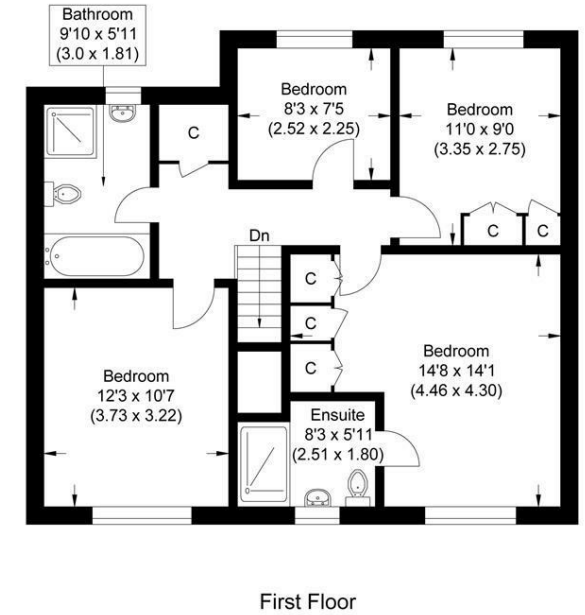


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.