



Radwinter Road, Swards End, CB10 2LR

**CHEFFINS**



## Radwinter Road

Sewards End,  
CB10 2LR

- Popular village
- Two/three bedrooms
- Established garden
- Driveway
- No upward chain

A two/three bedroom bungalow situated in an elevated position within this popular village. The property offers scope for modernisation and benefits from ample off street parking and an established rear garden.



**Guide Price £375,000**





## LOCATION

The well regarded village of Swards End is conveniently located around 1.5 miles east from the market town of Saffron Walden. The village has a thriving village hall holding a number of regular activities including a monthly village food and drinks gathering. Saffron Walden offers excellent shopping, schooling and recreational facilities, including a Tesco Superstore and leisure centre with swimming pool. Audley End mainline station, offering a commuter service into London's Liverpool Street, is around 3 miles away and the M11 motorway access at Stump Cross (junction 9) is around 6 miles distant.

## ENTRANCE PORCH

Entrance door and part-glazed door opening to:

## HALLWAY

Doors to adjoining rooms.

## SITTING ROOM

Windows to the side and rear aspects and fireplace with open fire. Doors to adjoining rooms.

## KITCHEN

Fitted with base units, space for washing machine and tumble dryer. Windows to both side aspects and part-glazed door to:

## BEDROOM 1

Window to the front aspect.

## BEDROOM 2/RECEPTION ROOM

Bay window to the front aspect and fireplace with open fire.

## BEDROOM 3

Window to the rear aspect.

## REAR HALLWAY

External door to the side aspect, built-in airing cupboard and doors to adjoining rooms.

## BATHROOM

Comprising pedestal wash basin, panelled bath with shower over and window to the rear aspect.

## SEPARATE WC

Comprising pedestal wash basin, low level WC and obscure glazed window to the rear aspect.

## OUTSIDE

Block paved driveway providing off-street parking. The front garden is laid to lawn with decorative box hedging and gated side access to the rear garden. Adjoining the rear of the property is a paved terrace. The rest of the garden is predominantly laid to lawn with beds bordering, apple tree, pergola with raised decking area and an outbuilding.

## OUTBUILDING

Providing a storage/workshop area with butler sink and window to the side aspect. Adjoining the outbuilding is a WC.

## AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - C
  - Property Type - Semi-detached bungalow
  - Property Construction - Rendered brick with tiled roof and flat roof extension
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 720 sqft
  - Parking - Driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
  - Gas Supply - Mains

- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators and open fires
- Broadband - Fibre to the cabinet
- Mobile Signal/Coverage - OK

Nos 27 & 29 Radwinter Road currently sit within the same Title. This Title will be split during the conveyancing process.

## COVENANTS

"THE Purchaser for himself and his successors in title hereby covenants with the Vendors and their successors in title (a) that the Purchaser will the forthwith erect and will forever hereafter maintain a post and strained wire fence of not less than three feet nor more than four feet six inches in height along the Eastern boundary of the land hereby conveyed"

## VIEWINGS

By appointment through the Agents.

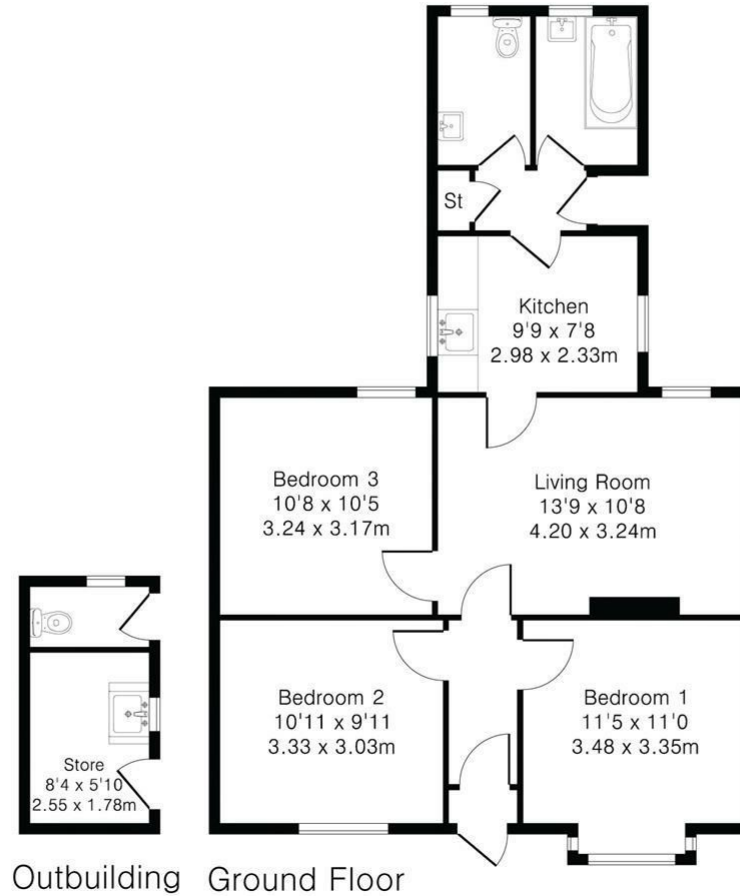








Approximate Gross Internal Area 788 sq ft – 73 sq m  
 Ground Floor Area 720 sq ft – 67 sq m  
 Outbuilding Area 68 sq ft – 6 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
EU Directive 2002/91/EC	

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 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.