



Sweet Mead, Saffron Walden, CB10 2EG





## Sweet Mead

Saffron Walden,  
CB10 2EG

A superbly presented double bedroomed semi-detached house which has been enhanced to provide bright and well proportioned living accommodation together with a generous southerly garden and off street parking.

### 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.



**Guide Price £265,000**





## GROUND FLOOR

### ENTRANCE HALL

Entrance door, storage space and door to:

### LIVING ROOM

Staircase rising to the first floor, French door opening to the conservatory and open archway to:

### KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink unit, four ring gas hob with conventional oven below and extractor hood above, space for fridge freezer, washing machine and dishwasher. Double glazed window to the rear aspect overlooking the garden.

### CONSERVATORY

Triple aspect with double glazed windows to both sides and rear and patio doors opening to the garden.

## FIRST FLOOR

### LANDING

A pair of storage cupboards, one of which housing the recently installed gas fired boiler. Doors to adjoining rooms.

### BATHROOM

Recently refitted suite comprising panelled bath with shower above,

ceramic wash basin, low level WC, heated towel rail, tiled walls and flooring and obscure double glazed window to the rear aspect.

### BEDROOM

Double glazed window to the rear aspect overlooking the garden and good sized storage cupboard with shelving above.

### OUTSIDE

To the front of the property there is an allocated off-street parking space and a gated access to the rear garden. The property enjoys a south-west facing rear garden with timber fence borders. It is predominantly laid to lawn, planted with a range of mature shrubs and flowers, a paved patio 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.

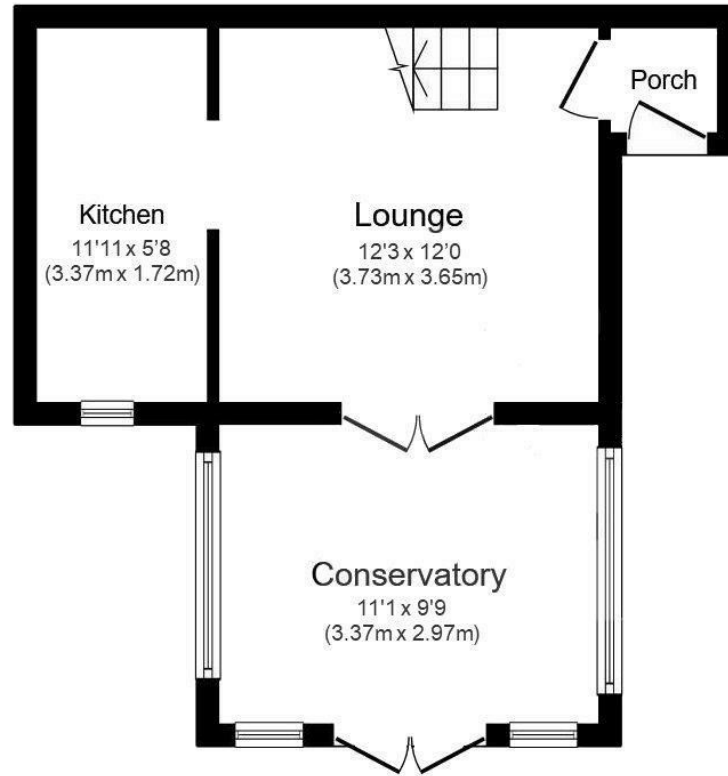




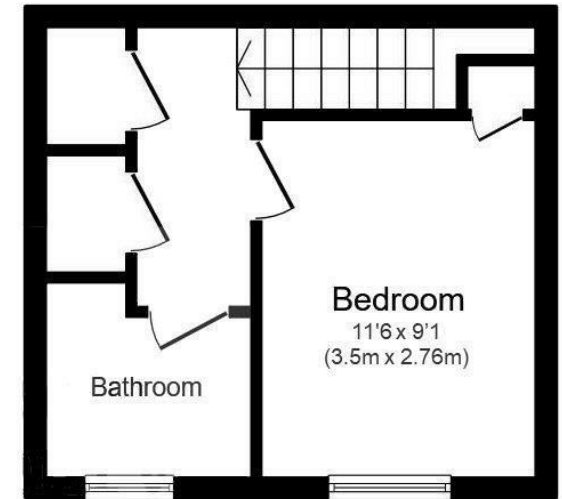


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £265,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - Uttlesford



**Ground Floor**



**First Floor**



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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.