



Fulfen Way, Saffron Walden, CB11 4DW

CHEFFINS

Fulfen Way

Saffron Walden,
CB11 4DW

4 2 2

Guide Price £700,000

- Substantial detached family home
- Four double bedrooms
- South facing garden
- Driveway and integral garage
- Walking distance to local schools and amenities
- Well proportioned accommodation

A substantial four bedroom detached family home situated in a popular residential location enjoying well-proportioned and versatile accommodation. The property benefits from generous south facing rear garden together with driveway and integral garage.





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 PORCH

Entrance door leading to:

ENTRANCE HALL

Entrance door with covered porch, obscure double glazed window to the front aspect, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

CLOAKROOM

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

KITCHEN

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, incorporating breakfast bar, five ring gas hob with extractor hood over, built-in oven with warming drawer and space for dishwasher. Double glazed windows to the front and side aspects.

UTILITY ROOM

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink unit, wall-mounted gas fired boiler and space for washer/dryer. Double glazed door to the side aspect.

LIVING/DINING ROOM

A dual aspect room with double glazed windows to the rear aspect and double glazed French doors opening to the rear terrace and garden. Door to:

STUDY

A dual aspect room with double glazed window to the rear and double glazed door to the side aspect.

INTEGRAL GARAGE

Electric roller shutter door, power and lighting connected. Personal door leading to the entrance hall.

FIRST FLOOR

LANDING

Built-in airing cupboard housing the hot water tank and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, fitted with a range of storage cupboards and wardrobes. Archway to:

EN SUITE

Comprising ceramic wash basin with vanity cupboard beneath, shower enclosure and low level WC. Double glazed window to the front aspect and door returning to the landing.

BATHROOM

Comprising panelled bath, separate shower enclosure, ceramic wash basin with vanity cupboard beneath, low level WC and heated towel rail. Obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and double glazed door opening to the balcony with iron railings.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden, built-in wardrobes, cupboards and dressing table and vanity wash basin.

BEDROOM 4

Double glazed window to the front aspect and built-in cupboards.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking and vehicular access to the integral garage, with an adjoining raised flowerbed. There is gated access to the south facing rear garden which has a paved terrace with timber pergola for outdoor entertaining. The remainder of the garden is predominantly laid to lawn with mature shrubs bordering, a further terrace, vegetable garden and timber shed.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - E
- Property Type - Detached House
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,814 sqft
- Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Mains
- Broadband - FTTP
- Mobile Signal/Coverage - Good

- Restrictive Covenants - We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.
- Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property, there is no unsafe cladding present at the property and the property is not at risk of collapse.
- Accessibility/Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

VIEWINGS

By appointment through the Agents.





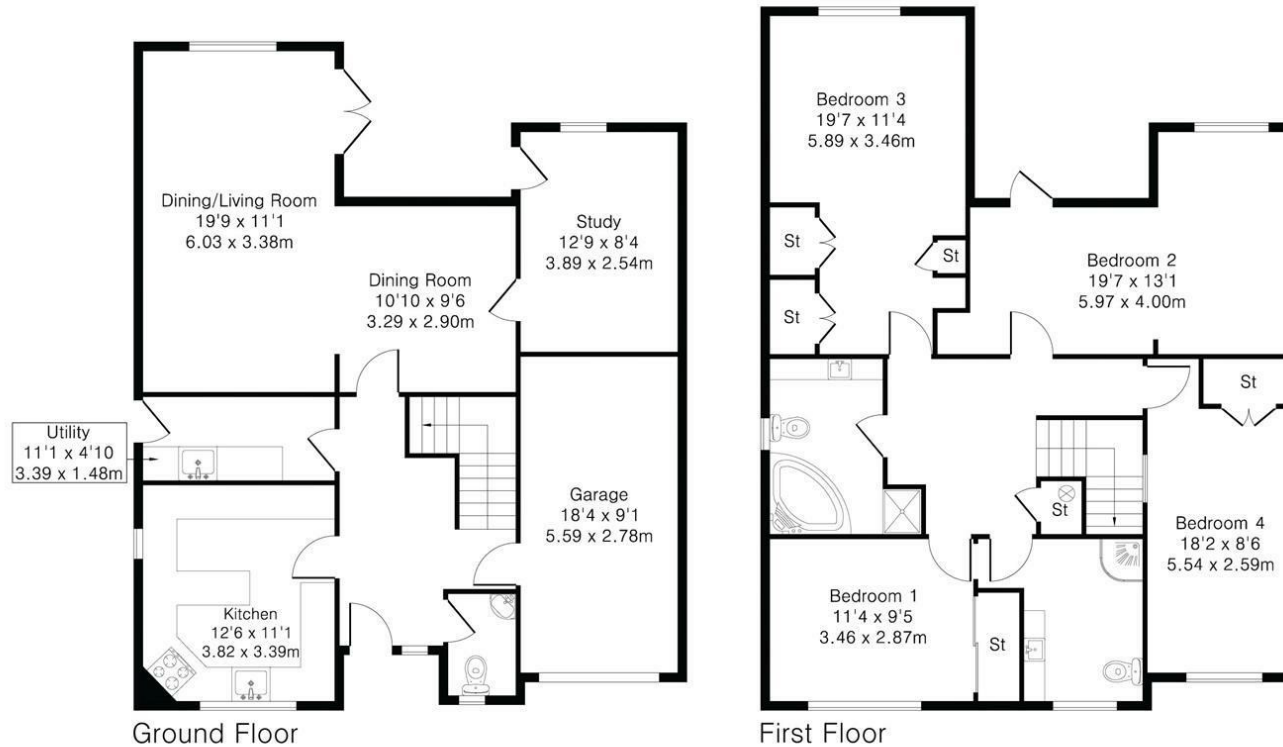
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - Uttlesford



Approximate Gross Internal Area 1814 sq ft – 168 sq m
Ground Floor Area 798 sq ft – 74 sq m
First Floor Area 1016 sq ft – 94 sq m
Garage Floor Area 167 sq ft – 16 sq m



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