



De Bohun Court, Saffron Walden, CB10 2BA

CHEFFINS

De Bohun Court

Saffron Walden,
CB10 2BA

- Link-detached family home
- Beautifully presented throughout
- Well-appointed kitchen/dining room
- Garage & driveway
- South facing garden
- Within easy access of the common and town centre

A well-proportioned, link-detached family home set in a tucked away location just off the Common. The property provides beautifully presented accommodation throughout, together with a south facing rear garden, garage and off-street parking.

3 1 3

Guide Price £525,000





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 obscure glazed window to the front aspect, staircase rising to the first floor and door to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

DINING ROOM

Window to the front aspect, understairs storage cupboard and opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring gas hob with extractor hood over, ceramic sink unit, slimline dishwasher, combi microwave and electric oven, integrated fridge freezer and breakfast bar with wine cooler. Opening to the garden room and door to:

SITTING ROOM

Window and glazed door to the rear aspect and obscure glazed door returning to the entrance hall.

VAULTED GARDEN ROOM

Window to the rear aspect and timber bi-folding doors to the side elevation providing access to the terrace. Opening to:

STUDY

Window to the rear aspect and door to:

UTILITY ROOM

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine, tumble dryer and fridge freezer. Vaulted ceiling with Velux window providing a good degree of natural light. Integral door to:

GARAGE

Up and over door, power and lighting connected and eaves storage space.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard and access to the loft space.

BEDROOM 1

Window to the front aspect and fitted wardrobe.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the front aspect and fitted storage cupboard.

BATHROOM

Comprising pedestal wash basin, low level WC, P-shaped bath with dual shower heads over, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking and access to the garage. There is gated side access to the south facing rear garden which is predominantly laid to lawn with a number of flowerbeds and mature trees and a raised paved terrace for al fresco entertaining with flowerbeds bordering.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

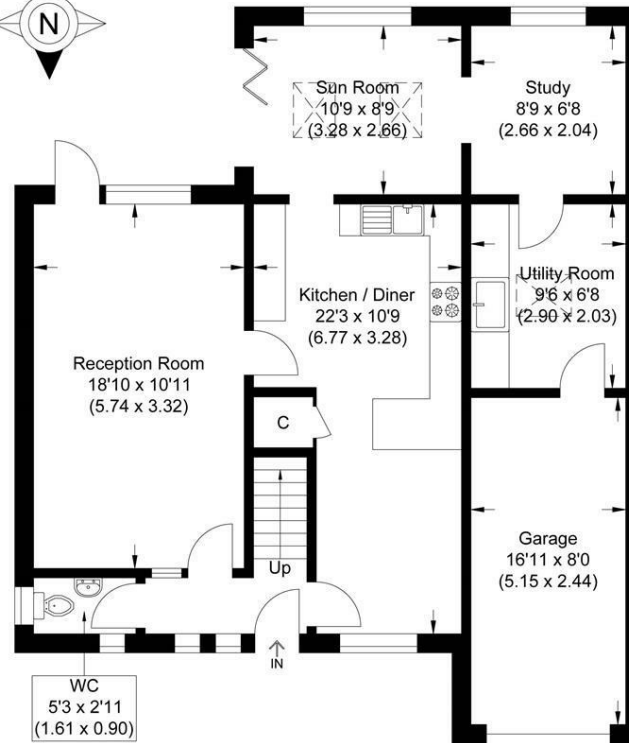
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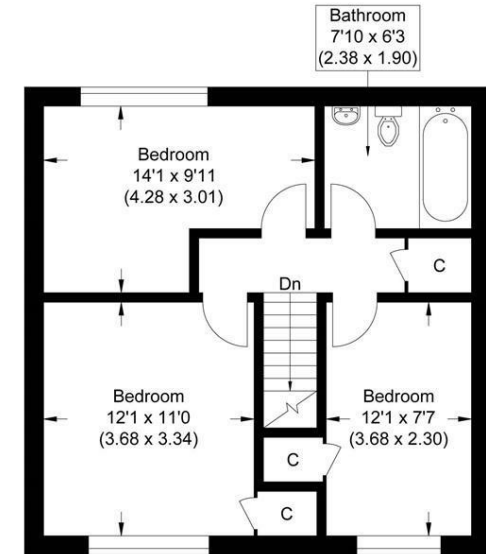
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford



Ground Floor

Approximate Gross Internal Area
 128.91 sq m / 1387.57 sq ft
 (Including Garage)
 Garage Area : 12.57 sq m / 135.30 sq ft



First Floor

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.