



Campling Street, Saffron Walden, CB10 2PT

CHEFFINS

Campling Street

Saffron Walden,
CB10 2PT

- Detached
- Ensuite and shower room
- Four double bedrooms
- Easterly, landscaped garden
- Detached garage and parking
- No onward chain

PART-EXCHANGE CONSIDERED

A recently constructed, detached, four bedroom home, providing modern and contemporary specification throughout to provide bright and beautifully presented accommodation. The property enjoys a landscaped easterly garden, off-street parking and detached garage.

4 3 2



Guide Price £575,000



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

Obscure glazed entrance door, stairs leading to first floor with built in storage cupboard beneath, double glazed window to the side aspect, doors to adjoining rooms.

SITTING ROOM

Double glazed bay window to front aspect.

CLOAKROOM

Comprising low level WC, ceramic wash basin, splashback tiles.

KITCHEN DINER

Fitted with a range of eye level and base units with worktop space over, stainless steel sink, space for washing machine/dryer, oven with four ring gas hob and extractor hood above, integrated dishwasher, fridge/freezer, breakfast bar with storage beneath, double glazed patio doors leading directly into garden and window to the rear aspect.

FIRST FLOOR

LANDING

Double glazed window to side aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, door to:-

EN SUITE

Comprising low level WC, ceramic wash basin with vanity cupboard space above, splash back tiles, shower enclosure.

BEDROOM 2

Double glazed window to rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the rear aspect with views of the garden.

BEDROOM 4/STUDY

Double glazed window to the front aspect, fitted built-in wardrobes and storage cupboard housing the hot water cylinder.

BATHROOM

Comprising low level WC, ceramic wash basin with vanity cupboard space above, panelled bath with shower attachment above, part-tiled walls.

OUTSIDE

To the front of the property is an area laid to lawn and path leading to the front door, a tarmac driveway to the side provides off-street parking for two vehicles and access to a detached single garage with up and over door, power and lighting. Gated side access to the generous rear garden which is predominately laid to lawn with a paved patio area and steps lead down to a further garden with part decking and enclosed with timber fencing.

AGENT'S NOTES

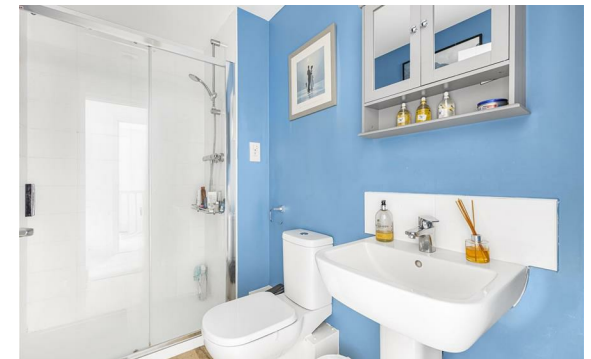
There is an annual service/maintenance charge payable of £145 for the grounds maintenance on the estate.

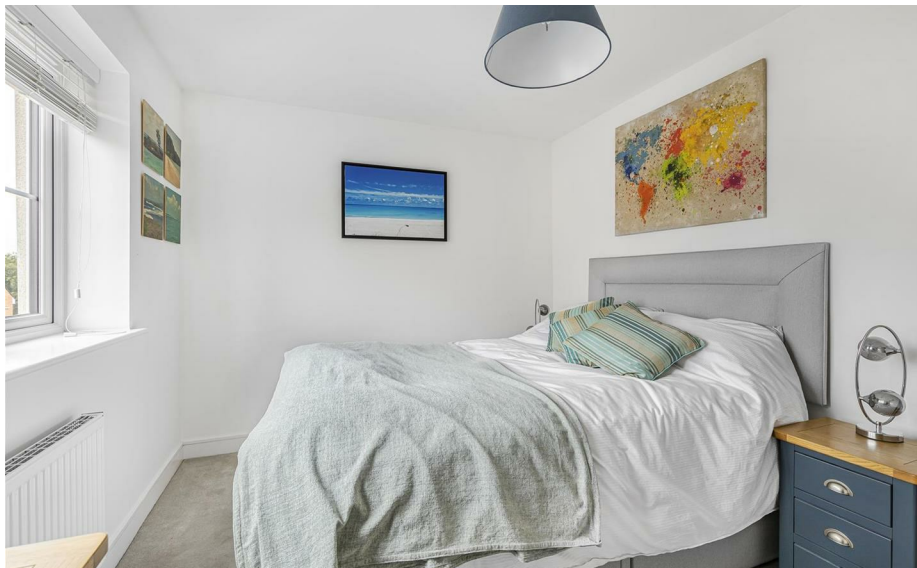
For more information on this property, please refer to the Material Information brochure that can be found on our website.


*Part-exchange considered, subject to criteria. Call for further details.

VIEWINGS

By appointment through the Agents.





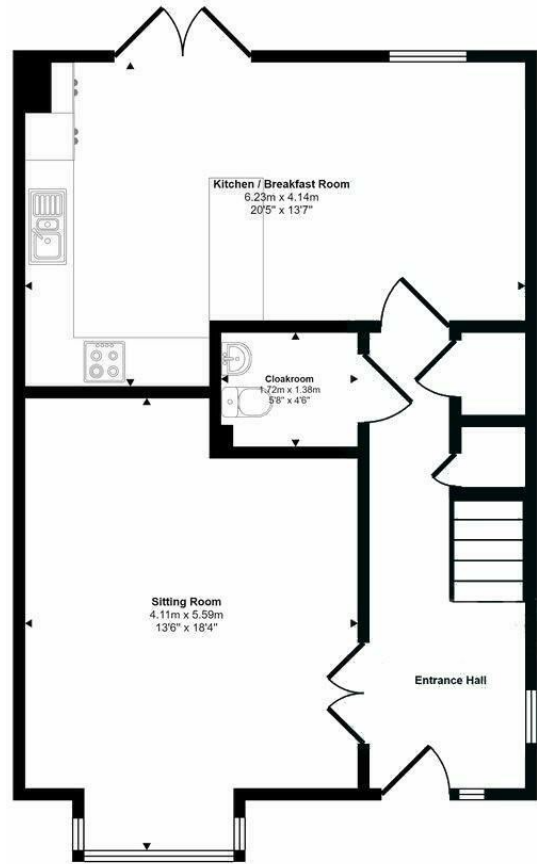
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



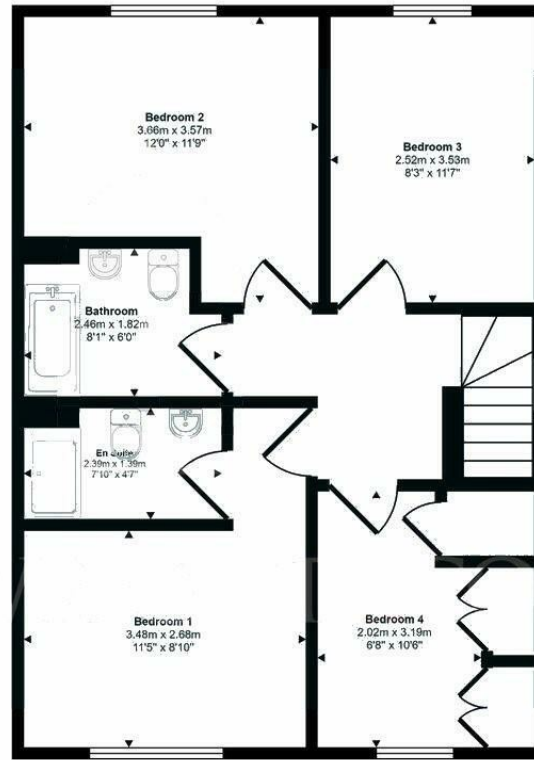
Guide Price £575,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



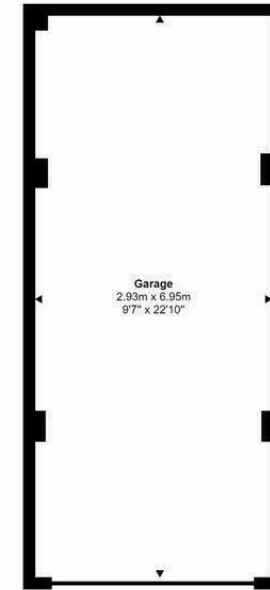




Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 57 sq m / 614 sq ft



Garage
Approx 20 sq m / 219 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.

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