



Newport Road, Saffron Walden, CB11 4BS

CHEFFINS

Newport Road

Saffron Walden,
CB11 4BS

4 3 3

Guide Price £800,000

- Refurbished and extended town property
- Beautifully presented throughout
- Accommodation over three floors
- Landscaped garden
- Off-street parking & garage/workshop
- Convenient central location

A stunning 1930's semi detached house which has undergone extensive refurbishment and enlargement. The property enjoys stylish and well appointed accommodation over three floors together with a beautiful landscaped garden.





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**

Double glazed entrance door with obscure glazed panel, staircase rising to first floor with understairs storage area, decorative tiled flooring and contemporary solid doors to adjoining rooms.

SITTING ROOM

Double glazed bay window to the front aspect with fitted shutters, Victorian open fireplace with cast iron surround.

KITCHEN/FAMILY ROOM

A contemporary open plan space flooded with natural light via a double glazed bi-folding doors providing access and views of the terrace and garden beyond together with a large lantern light and two further skylights. The kitchen is fitted with an extensive range of units with worktop space over and incorporating a large central island with breakfast bar, induction hob, preparation sink, Kettle boiling water tap, twin ovens, microwave with plate warmer below, further twin sink unit, integrated dishwasher and space for fridge freezer. Opening to:-

DINING ROOM

An atmospheric and cosy space with door returning to the hallway.

UTILITY ROOM

A spacious room with base and eye level units with worktop space over, sink unit, space for washing machine and additional freezer, upgraded Worcester boiler, double glazed door providing access to the rear terrace and garden. Door to integral workshop.

CLOAKROOM

A refitted suite comprising low level WC and wash basin.

FIRST FLOOR**LANDING**

A pair of double glazed windows to the front aspect with a small seating/study area, further staircase rising to the second floor with opaque window, contemporary solid timber doors to adjoining rooms.

BEDROOM 1

Wide double glazed window to the rear aspect.

BEDROOM 2

Double glazed bay window to the front aspect with fitted shutters and extensive range of cupboards, wardrobe space and dressing table.

BATHROOM

Refitted suite comprising panelled bath with independent shower over, low level WC, wash basin and obscure glazed window.

BEDROOM 3

Part-vaulted ceiling with a large skylight and a pair of double glazed doors to the rear aspect opening to a Juliet balcony providing a good degree of natural light and views over the rear garden. Door to:-

SHOWER ROOM

Comprising shower enclosure, WC with hidden cistern and vanity wash basin.

SECOND FLOOR**LANDING**

Solid timber door to:-

BEDROOM 4

A dual aspect room with double glazed window to the rear aspect and a pair of Velux skylights providing elevated views, built-in wardrobes, solid timber door to:-

EN SUITE

Comprising shower enclosure, low level WC, vanity wash basin and obscure double glazed window.

OUTSIDE

The property is well placed within the town, being a short walk to the town centre, schools and amenities and ideally located for commuters using Audley End train station. To the front of the property is a driveway providing off street parking with landscaped beds adjoining. To the rear of the property is a stunning terrace adjoining the kitchen/family room providing al fresco entertaining space. Steps lead up to the main garden which is laid to lawn with an ornamental pond, landscaped beds and a further terrace and timber shed to the rear.

INTEGRAL WORKSHOP

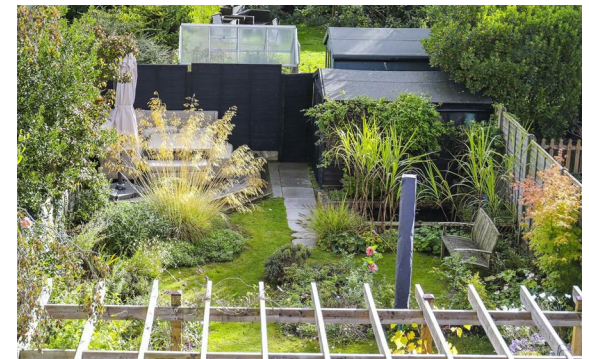
A pair of timber doors from the driveway, power and lighting connected, large pressurised hot water cylinder and underfloor heating manifolds. Internal door to utility room.

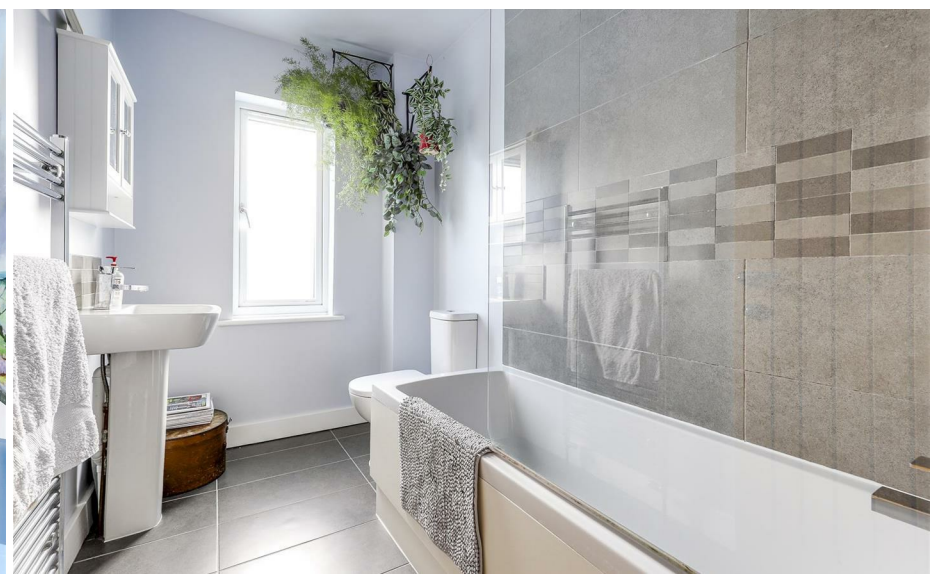
AGENT'S NOTES

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.





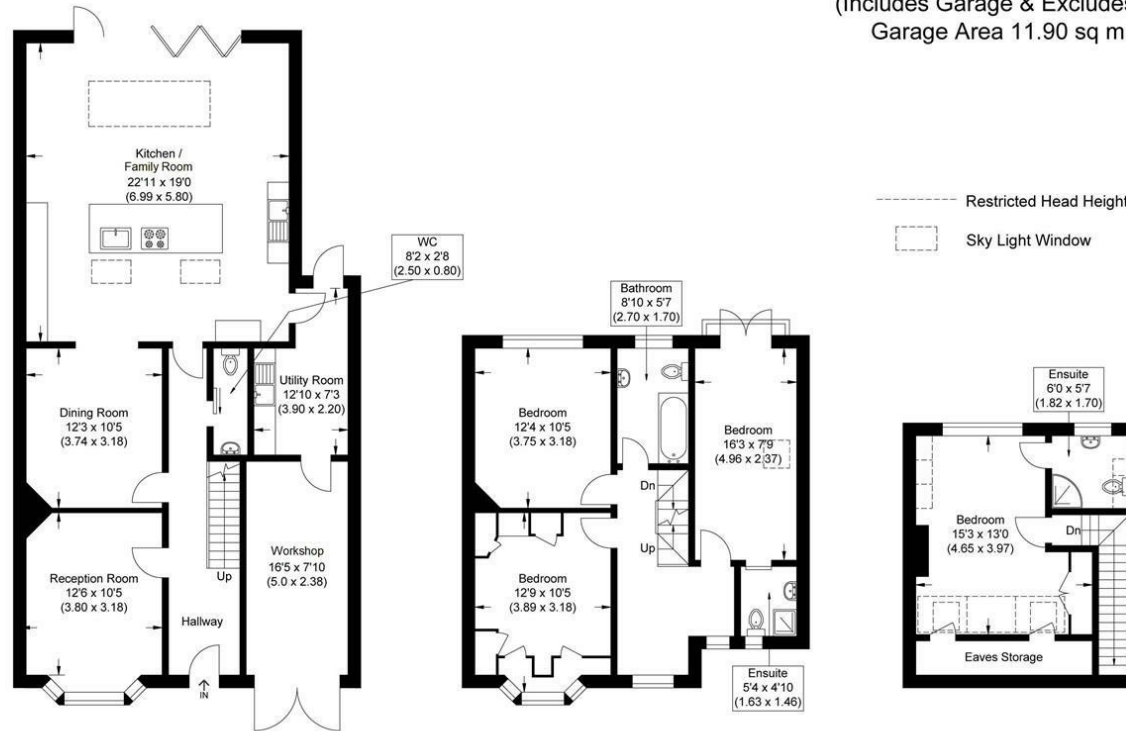
| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



Approximate Gross Internal Area
 183.96 sq m / 1980.12 sq ft
 (Includes Garage & Excludes Eaves Storage)
 Garage Area 11.90 sq m / 128.09 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



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.