



East Street, Saffron Walden, CB10 1FH

CHEFFINS

East Street

Saffron Walden,
CB10 1FH

- Central location
- Well appointed accommodation
- Principle bedroom with en suite
- Separate utility room
- Private Gardens
- Covered Allocated Parking

An impressive and individual residence set in the heart of the town centre within a short walk to the market square and views of the common. The property has been recently constructed as part of a small high quality development providing well appointed accommodation together with private front and rear gardens and two allocated covered spaces.

3 2 2

Guide Price £850,000





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

Double glazed entrance door and double glazed window with fitted shutter, staircase rising to the first floor with a deep understairs storage cupboard also housing the underfloor heating mechanism.

SITTING ROOM

Dual aspect room with windows to the front and side aspects with fitted shutters enjoying views over the front garden, fitted window seat and bookcase.

KITCHEN/DINING ROOM

A well proportioned open plan space providing contemporary living. The kitchen comprises an extensive range of base and eye level units together with a large central island with breakfast bar, stone worktop, twin ceramic Villeroy & Boch sink and Siemens appliances including fridge freezer, oven, combination microwave, plate warmer, integrated dishwasher and wine cooler. The room enjoys a good degree of natural light via a number of double glazed windows with fitted shutters together with a pair of double glazed doors providing access onto the terrace with views of the common beyond.

UTILITY ROOM/WC

Fitted with a base unit, stone worktop space over, space for washer dryer and cupboard housing the gas fired Valiant boiler, low level WC, pedestal wash basin, heated towel rail, obscure double glazed window.

FIRST FLOOR

LANDING

A spacious landing with fitted cupboards and a pair of skylights providing natural light and deep built-in linen cupboard with pressured hot water cylinder.

BEDROOM 1

A spacious room with a vaulted ceiling, double glazed window overlooking the rear terrace and common, fitted wardrobes and eaves storage.

EN SUITE

Comprising a walk-in shower enclosure together a low WC, vanity wash basin, heated towel rail and skylight.

BEDROOM 2

A vaulted room with double glazed window with fitted shutter to the front aspect overlooking the garden and street scene. Built-in cupboard and eaves storage.

BATHROOM

Suite comprising panelled bath, separate large shower enclosure, vanity wash basin with stone surround, low level WC, skylight and door returning to the landing.

BEDROOM 3

A dual aspect, vaulted room with deep windows with fitted shutters and an upper level storage area.

OUTSIDE

The property is positioned in a prime central town location within a short walk to the Market Square, town facilities and common. To the front of the property is a attractive

red brick wall with timber gate and path leading to the front door. The garden is laid to lawn with a mature laurel hedge and path leading to the low maintenance, stone paved rear garden with ornate decorative fencing and views over the nearby common. There is gated access to a staircase leading down to the lower ground floor where the property has two allocated covered parking bays with vehicular access via a pair of electrically operated wrought iron gates from Common Hill.

AGENT'S NOTES

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

ESTATE CHARGE - Approximately £300 p.a.

VIEWINGS

By appointment through the Agents.

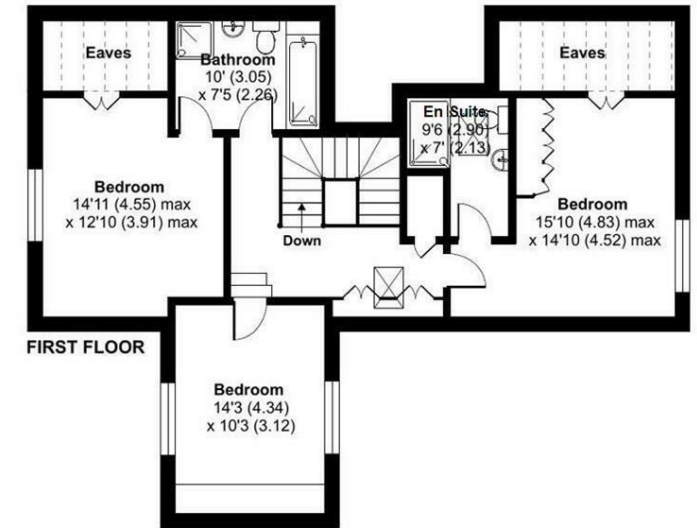
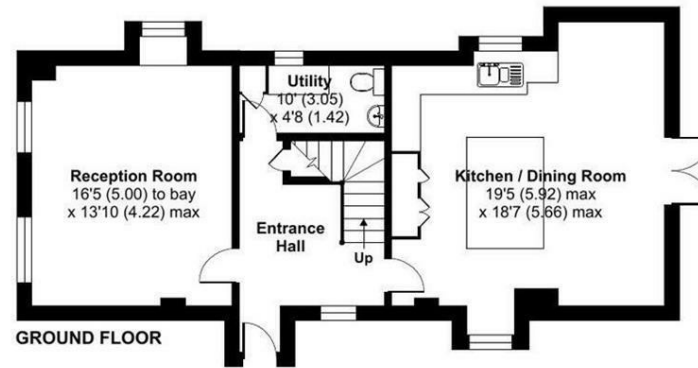






Approximate Area = 1601 sq ft / 148.7 sq m
 Limited Use Area(s) = 99 sq ft / 9.2 sq m
 Total = 1700 sq ft / 157.3 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(71-81)	B		
(59-80)	C		
(55-68)	D		
(49-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82

England & Wales EU Directive 2002/91/EC

Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



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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.