



Walden Road, Swards End, CB10 2LG

CHEFFINS

Walden Road

Sewards End,
CB10 2LG

A three bedroom home situated in a picturesque village location. The property offers scope for modernisation, ample off street parking, a garage and a west facing rear garden. No upward chain.

LOCATION

The well regarded village of Sewards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

3 1 2

Guide Price £375,000





GROUND FLOOR

SITTING ROOM

Entrance door and windows to the front aspect, feature redbrick fireplace with wood burning stove and door to:

DINING ROOM

Window to the rear aspect and doors to adjoining rooms.

KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with worktop space over, sink unit, electric oven, four ring gas hob with extractor hood over, space and plumbing for washing machine and tumble dryer and free-standing fridge freezer. Windows to the rear and side aspects and stable door to the side aspect.

INNER HALLWAY

Staircase rising to the first floor and door to:

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the rear aspect.

BEDROOM 1

Window to the front aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment and obscure glazed window to the side aspect.

OUTSIDE

There is vehicular access to the side of the property with wrought iron gates opening to a block paved driveway providing off-street parking for several vehicles and access to the detached garage. There is gated access to the rear garden which has a raised decking area. The rest of the garden provides a blank canvas for a new owner's design.

GARAGE

Up and over door, power and lighting connected and personal door to the side aspect.

AGENT'S NOTES

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

Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.

VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | 77 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

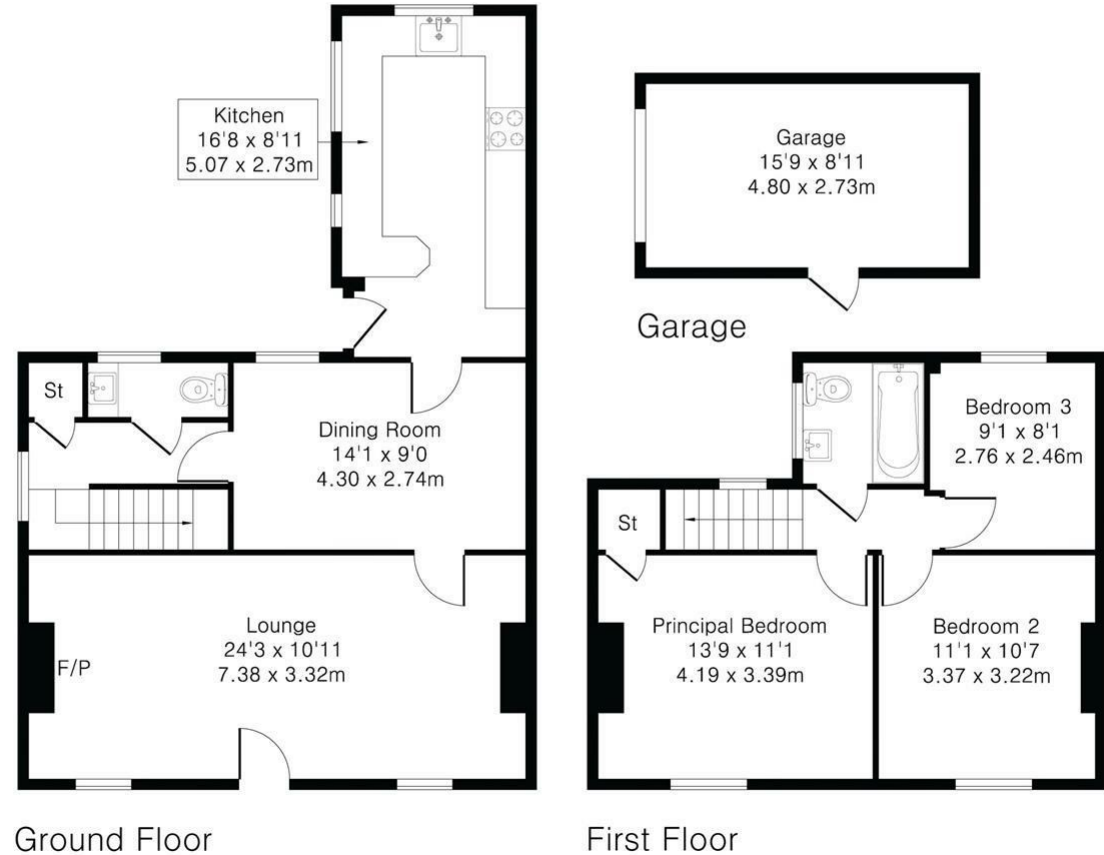
Local Authority - Uttlesford

Approximate Gross Internal Area 1069 sq ft - 99 sq m

Ground Floor Area 640 sq ft - 59 sq m

First Floor Area 429 sq ft - 40 sq m

Garage Area 141 sq ft - 13 sq m



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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.