



Landscape View, Saffron Walden, CB11 4AT

CHEFFINS

Landscape View

Saffron Walden,
CB11 4AT

- Established semi-detached house
- Well-proportioned accommodation
- Scope for modernisation and enlargement (stpp)
- Detached double garage & ample parking
- Rear garden approx. 100ft

A four bedroom, semi-detached house enjoying a generous mature plot and garden, together with huge scope for modernisation and further enlargement, subject to needs and relevant approval.

4 1 2

Guide Price £540,000





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

Decorative double glazed entrance door, staircase rising to the first floor and doors to adjoining rooms.

SITTING ROOM

Wide double glazed window to the front aspect and gas fire with back boiler.

DINING ROOM

A dual aspect room with double glazed windows to the front and side aspects, doorway to the kitchen and further door to:

WALK-IN STORAGE AREA

Fitted cupboards and shelving.

KITCHEN

Fitted with a range of base and eye level units with twin bowl sink unit, space for cooker and dishwasher. Double glazed window to the rear aspect.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, space for fridge freezer, washing machine and tumble dryer. Double glazed window to the rear aspect.

REAR HALLWAY

Obscure double glazed door to the rear aspect providing access to the garden and outdoor space.

CLOAKROOM

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

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the rear aspect.

BEDROOM 4

Double glazed window to the rear aspect.

BATHROOM

Comprising panelled bath, pedestal wash basin, low level WC and obscure double glazed window.

OUTSIDE

The property is set on a generous, mature plot with driveway to the side, in turn leading to the rear parking area and providing access to the garage. The front garden is laid to lawn with pathway leading to the entrance door. To the rear of the property there is an extensive hardstanding area providing access to the detached garage. The garden is of generous proportions, mainly laid to lawn with a pathway running front to rear, together with a vegetable patch and fruit cages. To the rear of the garden is a greenhouse and a useful metal storage shed.

DETACHED DOUBLE GARAGE

A useful garage with up and over door to the front, power and lighting connected, eaves storage space and a pair of windows to the side aspect. The garage offers huge scope for conversion to a gym, home office or studio, dependent upon needs and relevant approval.

AGENT'S NOTES

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

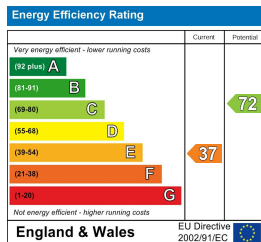
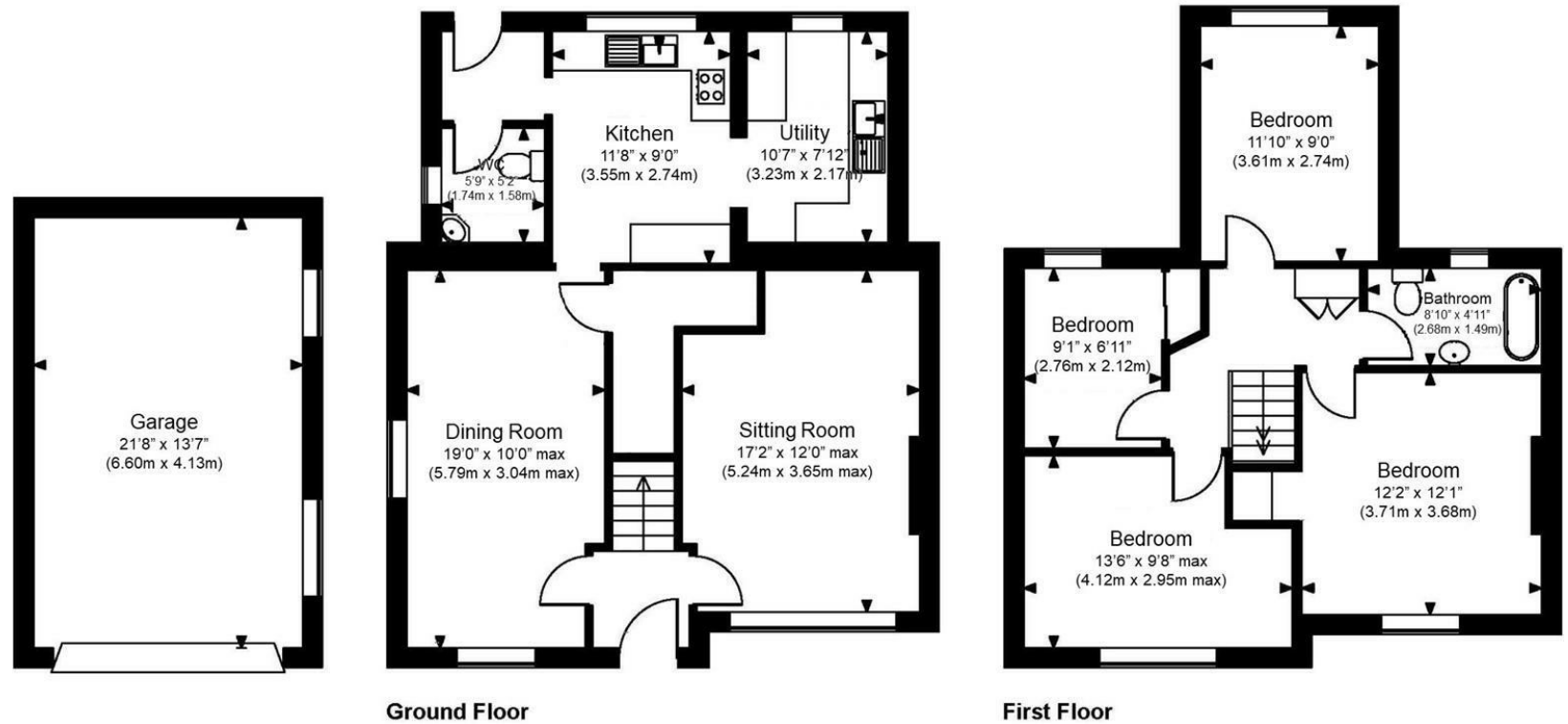
VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area
Main House = 1327 Sq Ft/123 Sq M
Garage = 293 Sq Ft/27 Sq M
Total = 1620 Sq Ft/150 Sq M



Guide Price £540,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.