



London Road, Saffron Walden, CB11 4ED

CHEFFINS

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Saffron Walden,
CB11 4ED

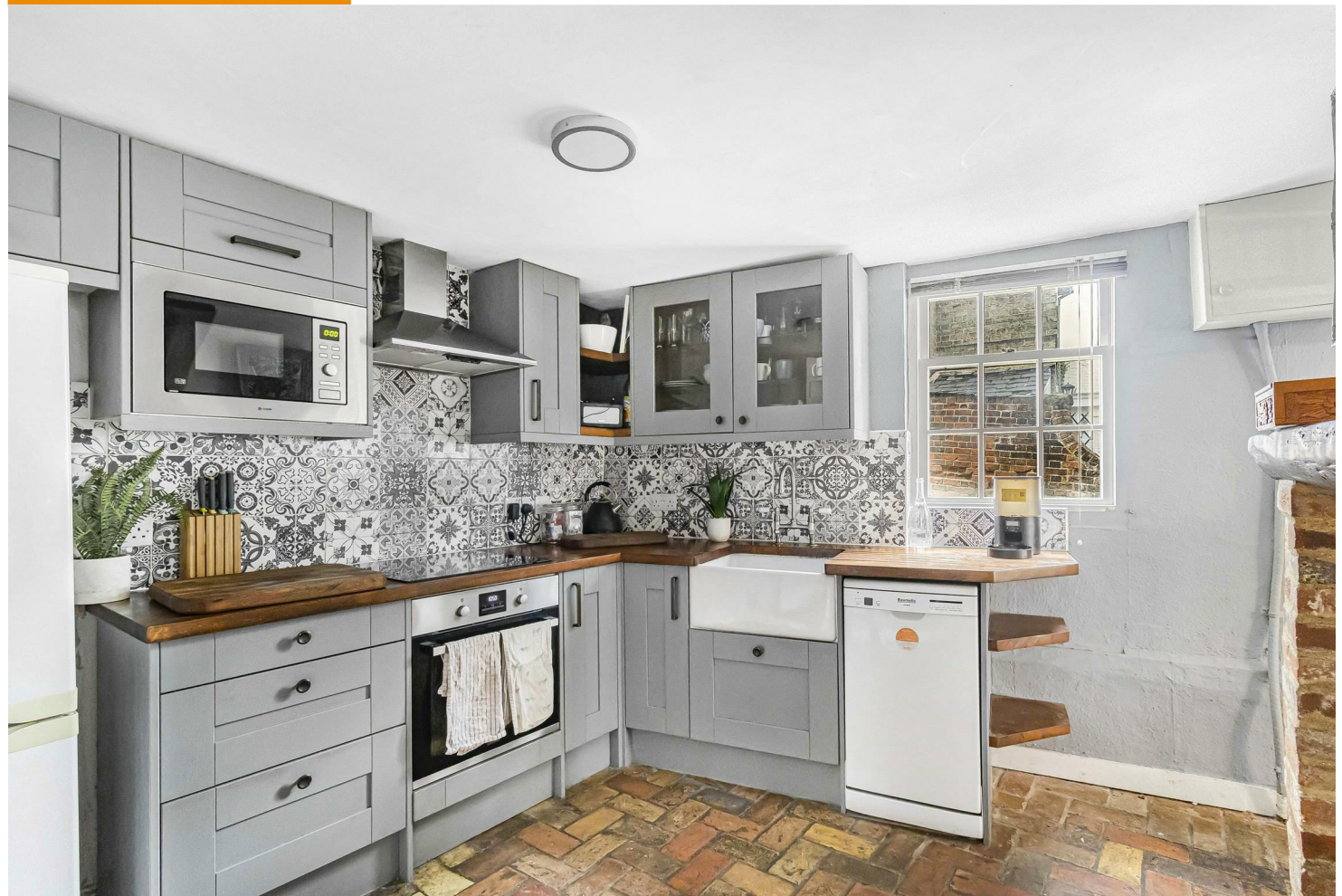
A charming Grade II Listed cottage positioned in a convenient High Street location. The property benefits from bright and well proportioned living accommodation throughout together with a courtyard providing off street parking.

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.

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Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL/UTILITY AREA

Entrance door, staircase rising to first floor, doors to adjoining rooms and space and plumbing for washing machine.

KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks, built-in oven with four ring Zanussi induction hob and extractor hood over, integrated microwave, ceramic butler sink, space for slimline dishwasher and fridge/freezer, solid brick flooring, window to the side aspect, feature fireplace with exposed brick and timber hearth above, brick steps down to:-

DINING ROOM

Exposed brickwork and timbers, dual aspect windows to the front and side, timber flooring, door leading to High Street (currently not in use), door to:-

SITTING ROOM

Large feature fireplace with electric log burner, exposed brickwork with a timber mantle above, exposed timbers and tiled flooring, window to front aspect, door returning to the entrance hall.

CLOAKROOM

Fitted with ceramic wash basin with stainless steel tap and vanity cupboard above, low level WC, tiled floor. Door to brick staircase leading down to:-

CELLAR

Spacious head height room with exposed

timbers and opening into a further storage area.

FIRST FLOOR

LANDING

Built in storage cupboards and window to the side aspect.

BEDROOM 1

Exposed timbers and chimney breast, window to front aspect, door to bedroom 2.

BEDROOM 2

A substantial room with feature fireplace, windows to the front and rear aspects, door returning to the landing.

BATHROOM

Comprising tiled shower enclosure, panelled bath with shower attachment, ceramic wash basin, low level WC, part-tiled walls, obscure glazed window to side aspect.

OUTSIDE

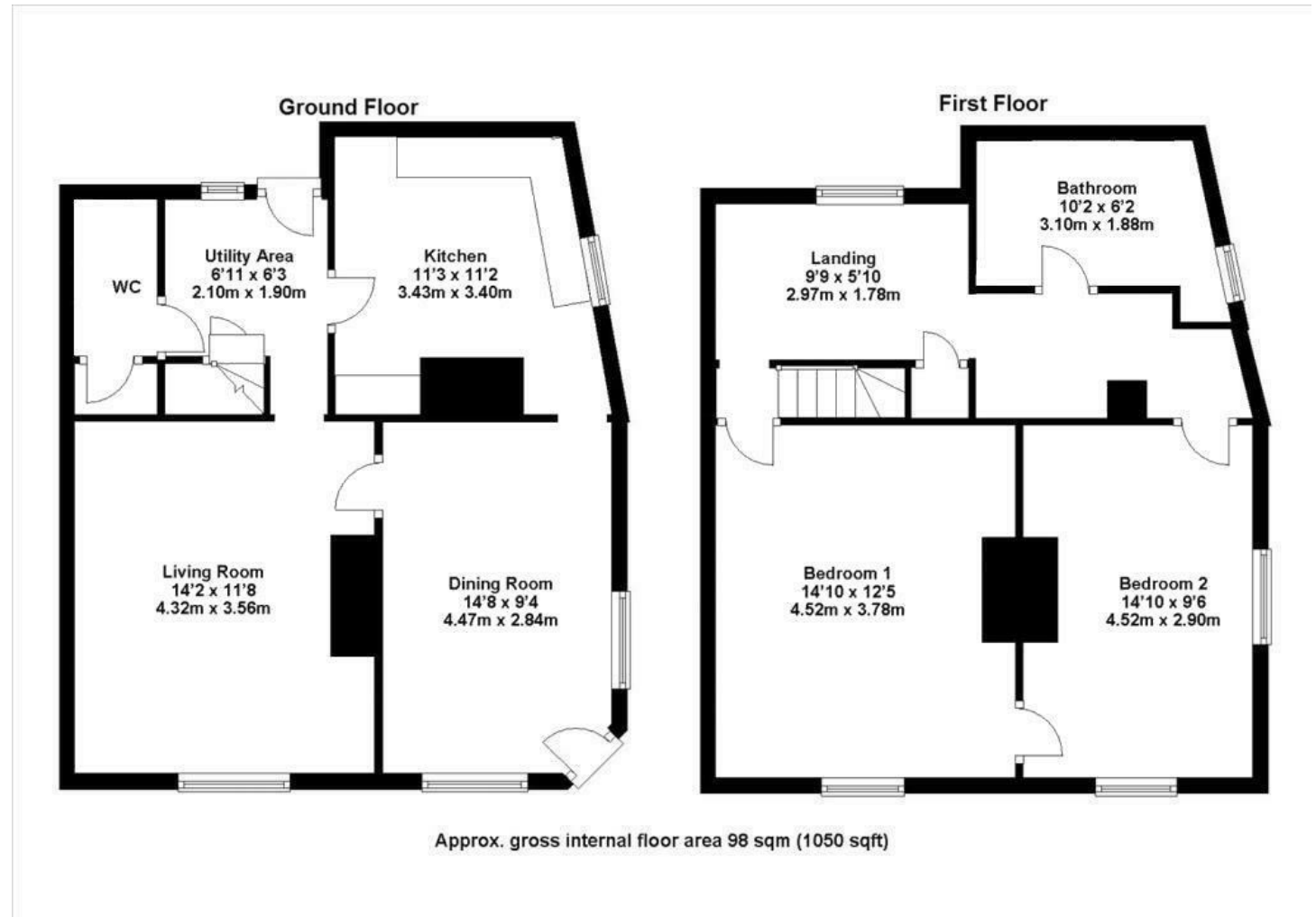
To the rear of the property courtyard providing an off-road parking space.

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.



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Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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CHEFFINS

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.