



Thaxted Road, Saffron Walden, CB11 3BJ

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3BJ

- Semi-detached house
- Well-proportioned accommodation
- Scope for modernisation and enlargement (STPP)
- Generous plot size
- Garage & driveway
- No upward chain

A three bedroom semi-detached house providing huge scope for modernisation and an opportunity to enlarge (subject to relevant planning). In addition, the property enjoys a generous plot and is offered chain free.

3 1 2

Guide Price £450,000





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 obscure double glazed entrance door with adjoining obscure double glazed panel and staircase rising to first floor with understairs storage cupboard.

DINING ROOM

Double glazed window to the front aspect overlooking the garden and street scene, open fireplace with tiled hearth and surround.

SITTING ROOM

Double glazed sliding patio door providing access and views onto the garden, fireplace with an inset gas fire, stone hearth and surround.

KITCHEN

Fitted with a range of base and eye level units with worktop space over incorporating a breakfast bar area, gas hob with oven below, built-in larder cupboard, double glazed window to the side aspect, obscure double glazed sliding door to:-

UTILITY ROOM

Space for washing machine and tumble dryer, wall mounted Worcester boiler, double glazed window to the rear aspect overlooking the rear garden together with an obscure double glazed door and adjoining obscure double glazed window providing access to the outdoor space and driveway.

CLOAKROOM

Comprising a low level WC, wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

Double glazed window to the side aspect.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden, vanity wash basin.

BEDROOM 3

Double glazed window to the front aspect.

SHOWER ROOM

Refitted suite comprising a large shower enclosure with vanity wash basin, low level WC, obscure double glazed windows to the rear and side aspects, heated towel rail and built-in cupboards.

OUTSIDE

The property enjoys a generous mature plot. The front garden is laid to lawn with an adjoining driveway providing extensive off-street parking and access to a detached garage. The west facing rear garden is mainly laid to lawn with flower beds and a large greenhouse.

GARAGE

Up and over door for vehicular access, personal door and window to the side.

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area
110.14 sq m / 1185.53 sq ft
(Excludes Garage)
Garage Area 14.36 sq m / 154.56 sq ft

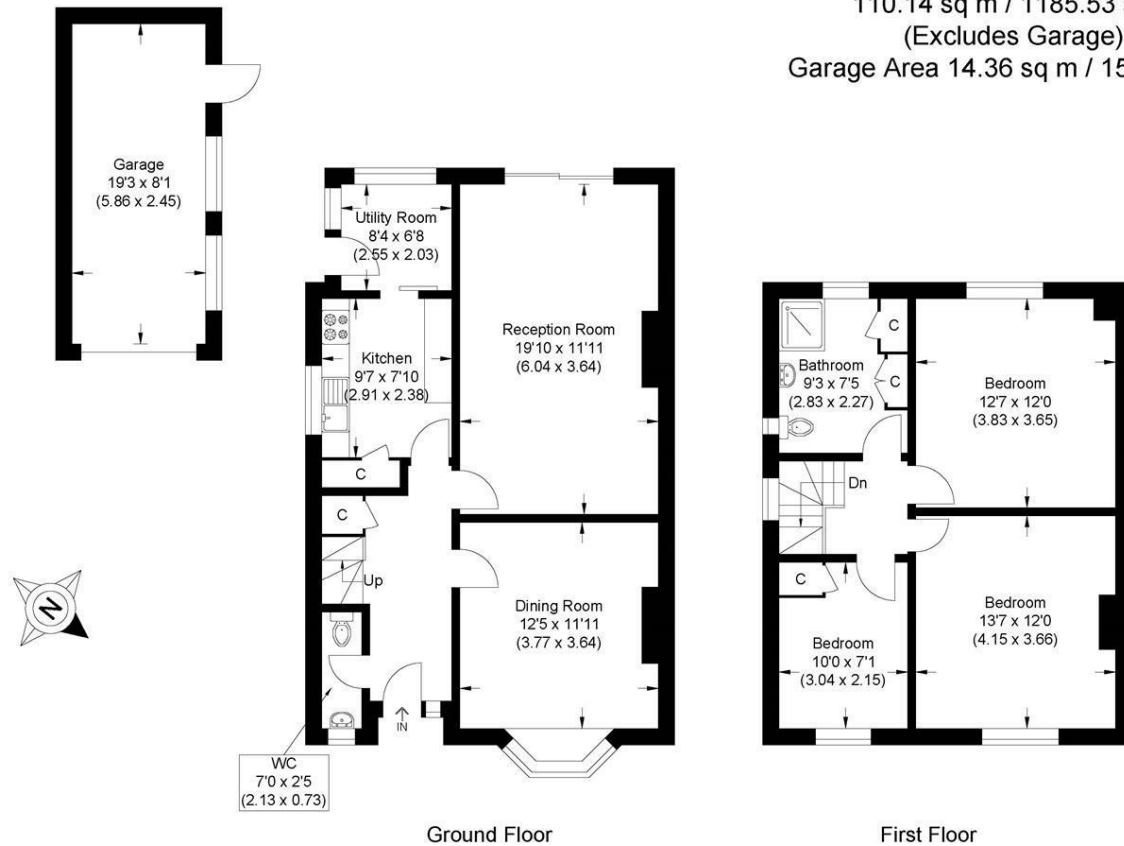


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		82
(51-61) B		
(39-50) C	63	
(29-38) D		
(19-28) E		
(9-18) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

