



Highfields, Saffron Walden, CB10 2AD

**CHEFFINS**



## Highfields

Saffron Walden,  
CB10 2AD

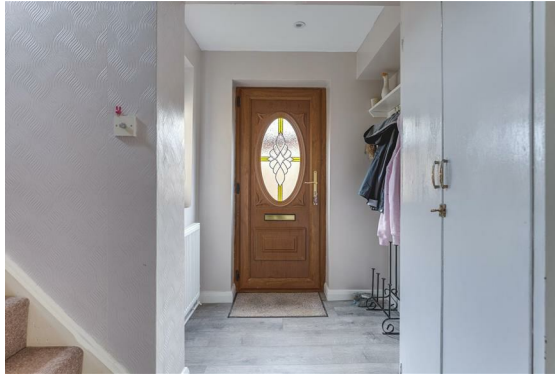
- Walking distance to town centre
- Three bedrooms
- Substantial garden
- Driveway parking and garage
- Modern spec throughout
- Scope for enlargement STP

A substantial and beautifully appointed semi-detached property set in a favourable location, only a short distance from the common and town amenities. The property offers further scope for enlargement, together with ample driveway parking, garage and generous landscaped gardens.

3 2 3

**Guide Price £575,000**





## 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

Entrance door, double glazed window to the side aspect, staircase rising to the first floor and built in storage cupboard. Doors to adjoining rooms.

### SHOWER ROOM

Recently refitted suite comprising shower enclosure, ceramic wash basin with vanity cupboard above, low level WC, heated towel rail, part tiled walls and obscure double glazed window to the front aspect.

### RECEPTION ROOM

Double glazed bay window to the front aspect, electric log effect burner set on a tiled hearth and door to:

### SITTING ROOM

Feature gas fireplace, double doors to the kitchen and double glazed patio doors opening to:

### CONSERVATORY

Dual aspect with doors leading into the garden.

### KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over and tiled splashbacks, integrated Bosch appliances including four ring induction hob with extractor hood over, oven and

grill and dishwasher, space for free-standing fridge freezer, built-in understairs storage cupboard and double glazed window overlooking the rear garden. Opening to:

### UTILITY AREA

Fitted with further base and eye level units with worktop space over and tiled splashbacks, stainless steel sink and space and plumbing for washing machine and tumble dryer. Double glazed French doors to the front aspect, double glazed window to the side aspect and double glazed door to the rear aspect opening to:

### REAR PORCH

A dual aspect room with door opening to the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, double glazed window to the rear aspect.

### BEDROOM 1

Double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the rear aspect, built-in wardrobe

### BEDROOM 3

Double glazed window to the front aspect.

## SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard above, low level WC, heated towel rail, part tiled walls and obscure double glazed window to the side aspect.

## OUTSIDE

To the front of the property there is a block paved driveway providing ample off-street parking for several vehicles and access to the garage with power supply. There is gated side access to the substantial, landscaped rear garden which is predominantly laid to lawn with a range of mature shrubs, hedges and trees bordering, together with greenhouse and timber outbuildings.

## VIEWINGS

By appointment through the Agents.









| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 83        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £575,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

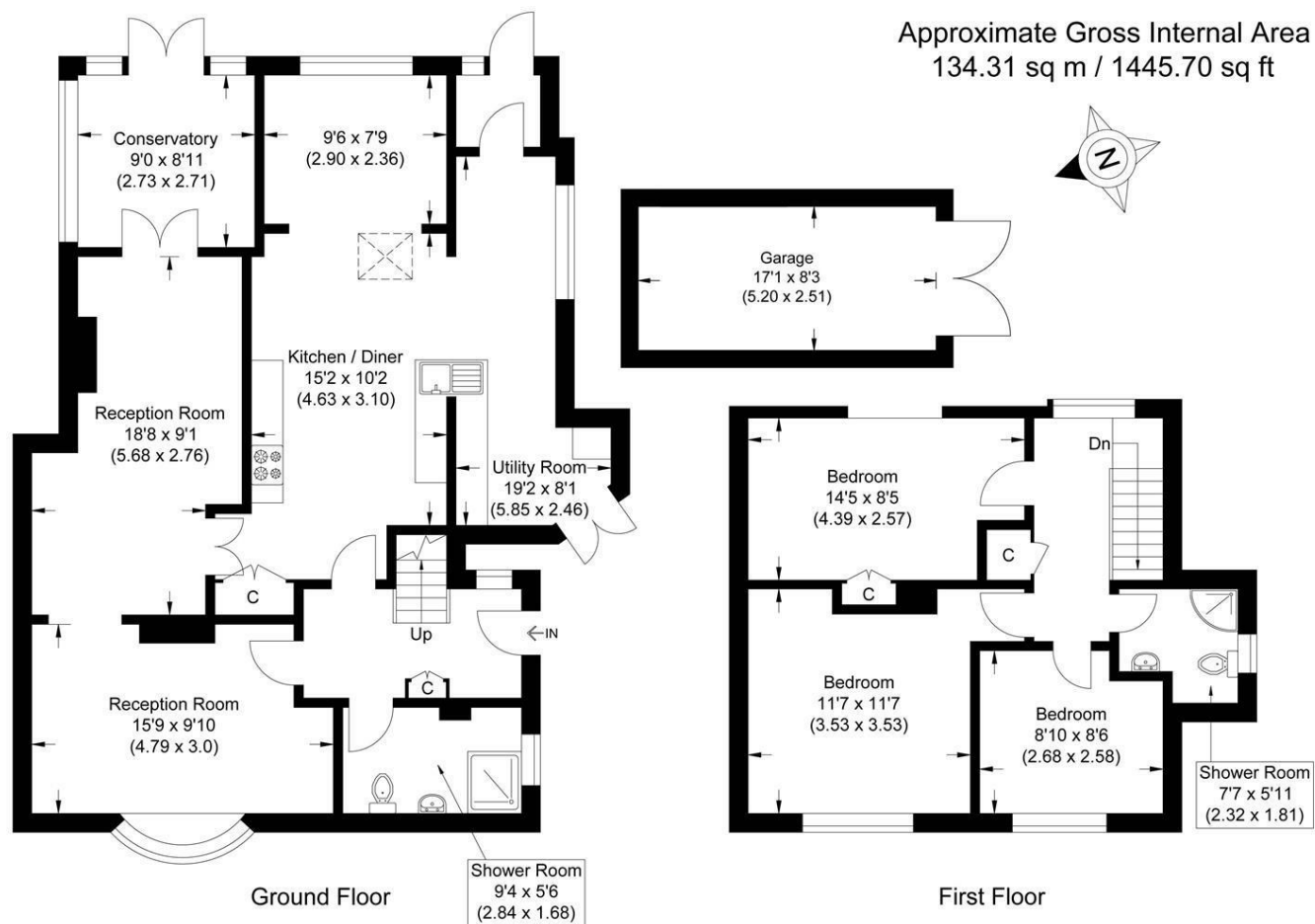


Illustration for identification purposes only, measurements are approximate, not to scale.

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



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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.