



Jennings Road, Saffron Walden, CB11 3NJ

CHEFFINS

Jennings Road

Saffron Walden,
CB11 3NJ

- Modern semi-detached home
- Spacious, open plan ground floor accommodation
- Three bedrooms
- En suite and family bathroom
- Private, south-west facing rear garden
- Allocated parking

A modern, semi-detached home set on the edge of the development, within walking distance of local amenities. The property enjoys well-proportioned accommodation with a south-west facing rear garden and two allocated parking spaces.

3 2 1

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

Entrance door and doors to adjoining rooms.

CLOAKROOM

Comprising WC with hidden cistern and wash basin.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, built-in oven with electric hob and extractor hood over, integrated fridge, freezer and dishwasher and free standing washing machine. Window to the front aspect. Open plan to:

LIVING/DINING ROOM

A spacious, part-vaulted area with a pair of skylight windows and French doors with adjoining glazed panels providing a good degree of natural light and access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect enjoying countryside views, built-in wardrobes with mirrored sliding doors and door to:

EN SUITE

Comprising large shower enclosure, WC with hidden cistern and wash basin. Obscure glazed window to the front aspect.

BEDROOM 2

Window to the rear aspect overlooking the garden.

BEDROOM 3

Window to the rear aspect overlooking the garden.

BATHROOM

Suite comprising panelled bath with shower attachment, WC with hidden cistern and wash basin. Obscure double glazed window to the side aspect.

OUTSIDE

The property has two allocated parking spaces to the front. The front garden is laid to lawn with a paved pathway leading to the entrance door and gated side access to the rear garden. Adjoining the rear of the property is a paved terrace with an adjoining lawn and pathway leading to a timber shed.

ESTATE CHARGE

There is an estate management charge of £300 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

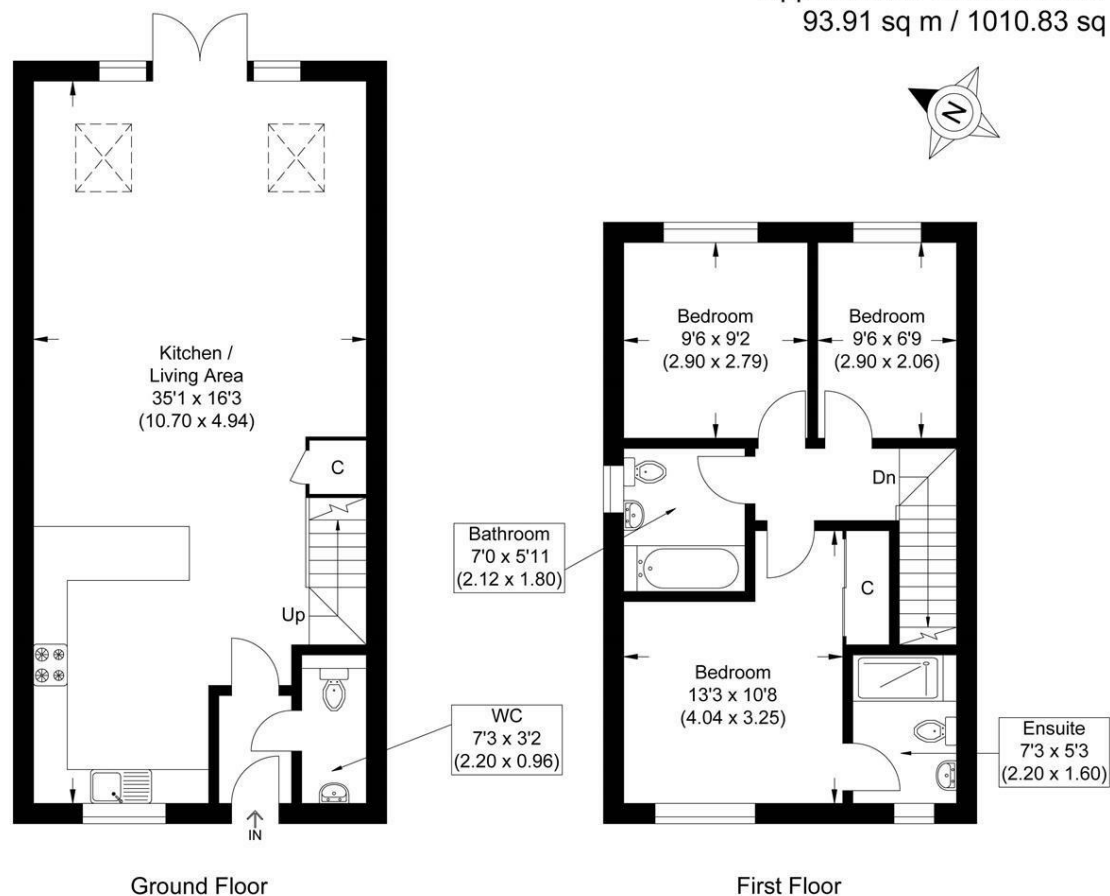


Illustration for identification purposes only, measurements are approximate, not to scale.

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

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.



CHEFFINS