



Thaxted Road, Saffron Walden, CB11 3BJ

**CHEFFINS**



## Thaxted Road

Saffron Walden,  
CB11 3BJ

4 1 3

**Guide Price £675,000**

- Substantial semi-detached home
- Extended and refurbished
- Beautifully presented throughout
- Ample off-street parking
- West-facing landscaped rear garden
- Detached garden office/studio

A 1920s semi-detached house which has been extended and refurbished to provide beautifully appointed accommodation, together with a good sized, landscaped garden with outdoor entertaining space and a detached garden office/studio.





## 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

Obscure double glazed entrance door and stripped pine doors to adjoining rooms, staircase rising to the first floor and double glazed window to the side aspect.

### CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin with cupboard below and obscure double glazed window.

### SITTING ROOM

Double glazed window to the front aspect and Victorian style fireplace with a gas flame fire.

### SNUG

Large double glazed window to the rear aspect overlooking the terrace and garden beyond, fireplace with inset stove and stripped pine door to:

### DINING ROOM

A versatile room with double glazed window to the front aspect, Victorian style fireplace (not in use) with fitted shelving and cupboards to either side. Open plan to:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, twin bowl ceramic sink unit, hob with oven below, integrated dishwasher, space for washing machine, tumble dryer and fridge freezer. A pair of double glazed windows providing

a good degree of natural light and views to the terrace and garden beyond. In addition there are double glazed, sliding patio doors providing access to the terrace and outdoor space and further glazed stable door providing access to the side path.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, built-in airing cupboard and stripped pine doors to adjoining rooms.

### BEDROOM 1

Wide double glazed window to the rear aspect overlooking the garden, built-in wardrobes and cast iron fireplace.

### BEDROOM 2

Double glazed window to the front aspect and cast iron fireplace.

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden and built-in cupboard with shelving.

### BEDROOM 4

Double glazed window to the rear aspect overlooking the garden.

### BATHROOM

Refitted suite comprising panelled bath, separate shower enclosure, WC with hidden cistern, vanity wash basin with cupboard below and obscure double glazed window.

## OUTSIDE

To the front of the property is a block paved driveway providing ample off-street parking with adjoining beds with mature hedging. There is gated access to the side pathway, in turn leading to the terrace adjoining the rear of the property which is ideal for outdoor entertaining, together with a pergola. Steps lead down to the garden which is laid to lawn with a paved pathway to the rear and the covered, outdoor entertaining space with firepit, gravelled area with a timber shed and a detached garden studio.

## DETACHED GARDEN STUDIO

An insulated studio offering a multitude of uses such as home office or gym. Double glazed windows and a pair of double glazed doors, power, lighting, heating and broadband connected.

## 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.









Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £675,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford











Approximate Gross Internal Area  
134.50 sq m / 1447.74 sq ft  
(Excludes Outbuilding)  
Outbuilding Area 12.61 sq m / 135.73 sq ft



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

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