

Thaxted Road, Saffron Walden, CB11 3BJ



# **Thaxted Road**

Saffron Walden, CB11 3BJ

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

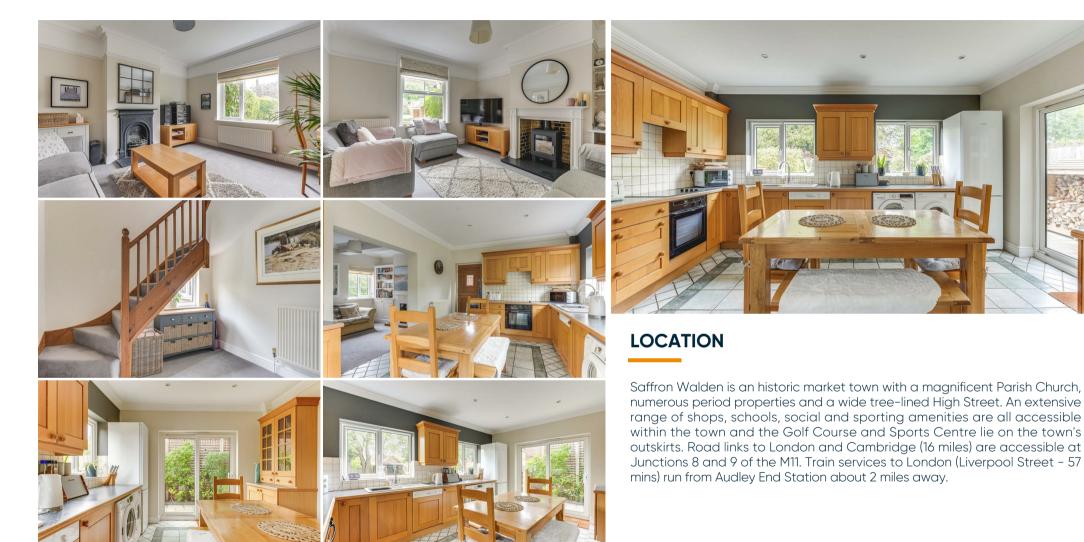
A 1920s semi-detached house which has been extended and refurbished to provide beautifully appointed accommodation, together with a good sized, landscaped garden with outdoor entertaining space and a detached garden office/studio.

## 昌4 👜 1 🖽 3

## Guide Price £675,000







#### **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 **BEDROOM 1** 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 **OUTSIDE** to the terrace and garden beyond. In To the front of the property is a block addition there are double glazed, sliding terrace and outdoor space and further the side path.

### **FIRST FLOOR**

### LANDING

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

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 alazed 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 alazed window.

paved driveway providing ample offpatio doors providing access to the street parking with adjoining beds with mature hedging. There is gated access to alazed stable door providing 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 alazed windows and a pair of double alazed 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.



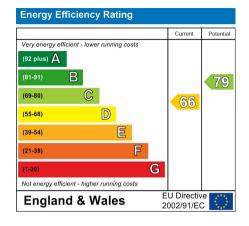












Guide Price £675,000 Tenure - Freehold Council Tax Band - D Local Authority - Uttlesford











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

8 Hill Street, Saffron Walden, CB10 1JD 01799 523656 | saffron-walden@cheffins.co.uk | 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.