



Seversend Drive, Saffron Walden, CB10 2QX

**CHEFFINS**



## Seversend Drive

Saffron Walden,  
CB10 2QX

- Three bedrooms
- Principal bedroom with en suite
- Off-street parking
- Scope to convert double garage
- Private garden

A modern semi detached three storey house providing first class accommodation together with a oversized garage and private tiered garden.

3 2 1

**Guide Price £475,000**





## 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**

Obscure glazed entrance door with adjoining obscure glazed panel, window to the side aspect, staircase rising to the first floor with under stairs storage beneath together with built-in coats cupboard.

### **KITCHEN/DINING/SITTING ROOM**

The kitchen has been upgraded by the current owners incorporating a range of base and eye level units with worktop space over, sink unit and gas hob, integrated double oven, microwave, dishwasher, fridge freezer, window to the front aspect overlooking the street scene. The living space has a pair of glazed doors with adjoining windows providing access onto the terrace and garden beyond.

### **UTILITY/CLOAKROOM**

Comprising low level WC, wash basin, space for washing machine and tumble dryer above.

## **FIRST FLOOR**

### **LANDING**

A pair of built-in storage cupboards, door and staircase rising to the second floor with window to the front aspect.

### **BEDROOM 2**

A pair of windows to the rear aspect overlook the garden and beyond, built-in wardrobes and work space.

### **BEDROOM 3**

Window to the front aspect overlooking the street scene.

### **BATHROOM**

Comprising wash basin, WC, bath with shower attachment over and heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 1**

An impressive and spacious room with a range of built-in wardrobes and a useful work space, window to the front and Velux skylight to the rear aspect.

### **EN SUITE**

Comprising a large shower enclosure, wash basin, WC, Velux skylight.

### **OUTSIDE**

To the side of the property is a driveway which provides the property with off-street parking and in turn leads to a garage. The rear consists of a paved terrace with adjoining garden which is laid to lawn with steps leading to a further lawned area screened with bamboo reed.

### **DOUBLE GARAGE**

An oversized garage with the opportunity to convert part or fully, subject to relevant planning and approval. Electric up and over door, boarded storage space, power and lighting connected, double glazed door providing access to the garden.

### **AGENT'S NOTE**

There is an estate management charge of £200 p.a.

### **VIEWINGS**

By appointment through the Agents.







Approximate Gross Internal Area  
116.21 sq m / 1250.87 sq ft  
(Excludes Garage)  
Garage Area : 21.80 sq m / 234.65 sq ft

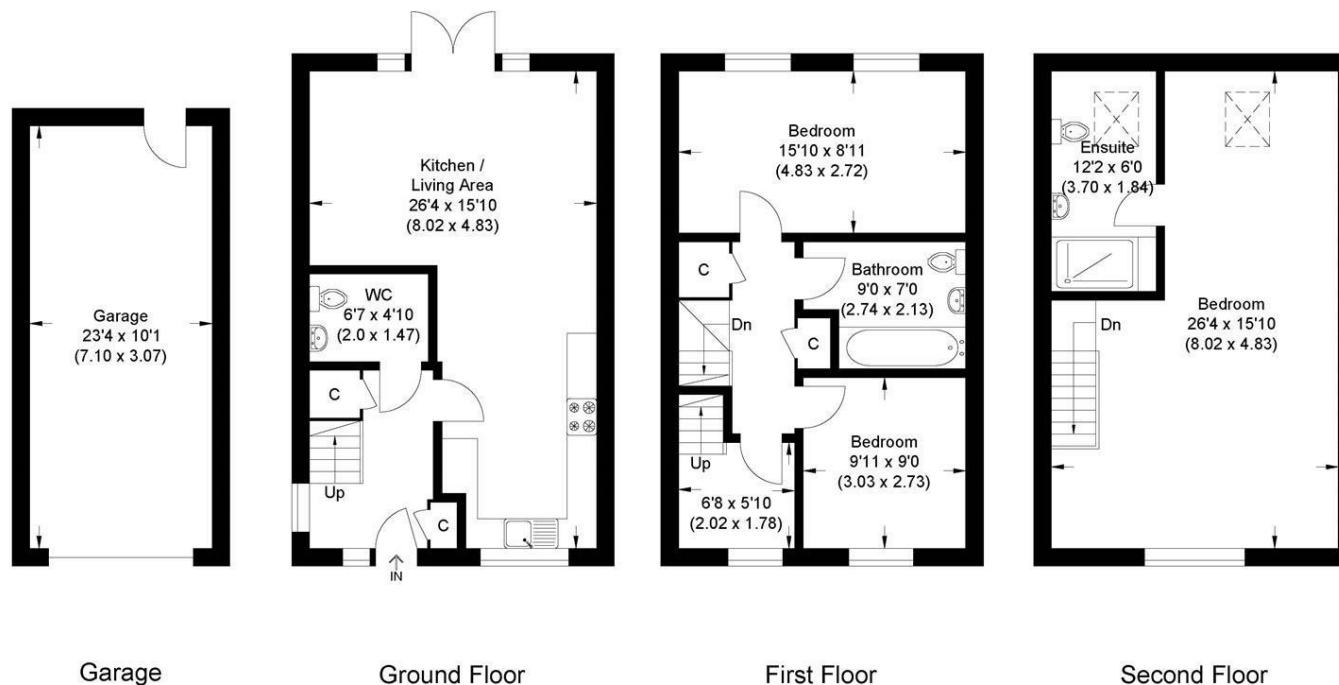


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	86	
(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 £475,000

Tenure - Freehold

Council Tax Band - E

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.

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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.



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