



Summerhill Road, Saffron Walden, CB11 4AJ

CHEFFINS

Summerhill Road

Saffron Walden,
CB11 4AJ

- Sought after location
- Generous Plot
- Three bedrooms
- Driveway
- South facing rear garden
- Scope for modernisation and enlargement (STPP)

A semi-detached house within one of the town's favoured roads offering huge scope for modernisation and enlargement, subject to relevant planning permission together with a generous south facing rear garden. Offered chain free.

3 1 2

Guide Price £650,000





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

A spacious entrance hall with glazed door, staircase rising to the first floor with understairs storage cupboard, further built-in coat cupboard, doors to adjoining rooms.

RECEPTION ROOM

Double glazed bay window to the front aspect, open fireplace with marble hearth and surround.

SITTING ROOM

Double glazed sliding patio doors providing access onto the south facing terrace and garden beyond.

KITCHEN

A spacious kitchen fitted with a range of base and eye level units with worktop space over, sink unit, hob, built-in double oven, double glazed window and glazed door providing views and access to the rear garden.

CLOAKROOM

Comprising low level WC and wash basin.

FIRST FLOOR

LANDING

Double glazed window to the side aspect and access to the loft space.

BEDROOM 1

Double glazed bay window to the front aspect overlooking the street scene.

BEDROOM 2

Double glazed window overlooking the south facing rear garden and fitted with a range of wardrobes.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

WC

Comprising low level WC, obscure double glazed window.

BATHROOM

Comprising panelled bath with shower over, wash basin and airing cupboard housing the hot water cylinder, obscure double glazed bay window to the front aspect.

OUTSIDE

The property is located in a favoured position within the town, conveniently located for schools, town centre and accessibility to Audley End train station. To the front of the property the garden is laid to lawn with a mature hedge and a driveway providing off-street parking and access to the internal garage with up and over door, glazed door to the side and path to the rear garden. The south facing rear garden is of generous proportions, measuring approximately 165ft

in length, and predominantly laid to lawn with a paved terrace, mature trees and shrubs.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	66	
(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 £650,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

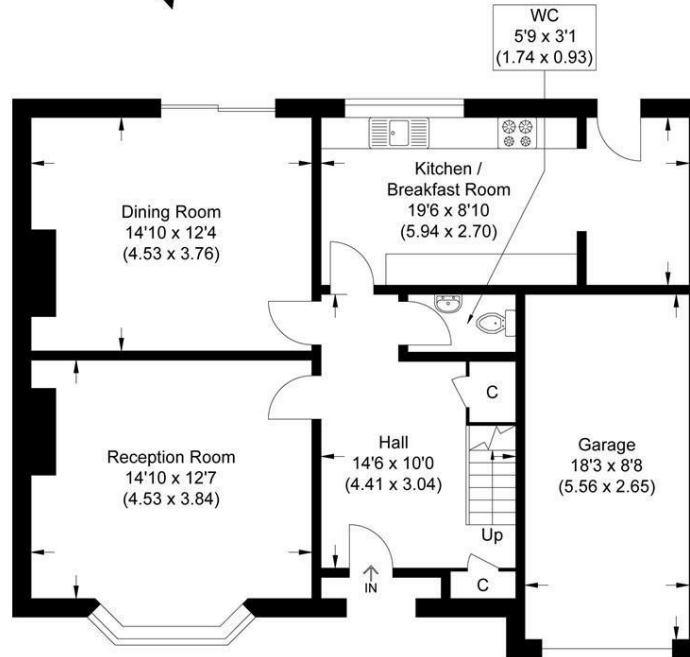
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

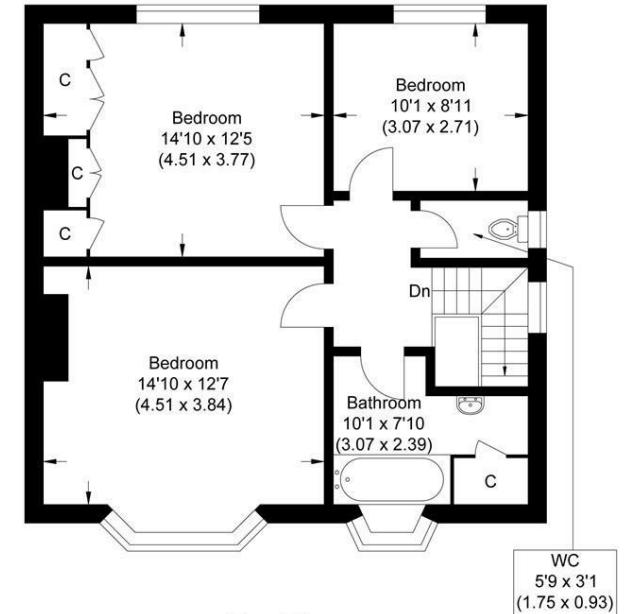
For more information on this property please refer to the Material Information Brochure on our website.

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.



Ground Floor



First Floor

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

