



Lancaster Lane, Saffron Walden, CB11 3GL

CHEFFINS

Lancaster Lane

Saffron Walden,
CB11 3GL

A four bedroom detached home situated in a popular residential location within close proximity of the town centre. The property offers bright and well proportioned accommodation, together with a landscaped rear garden and driveway. No upward chain.

- Hot water solar panels
- Popular residential location
- Four double bedrooms
- Landscaped garden
- No upward chain

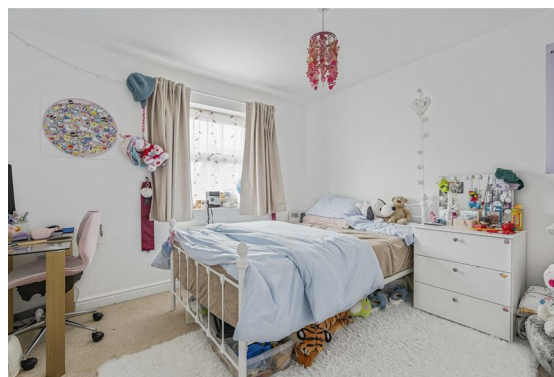
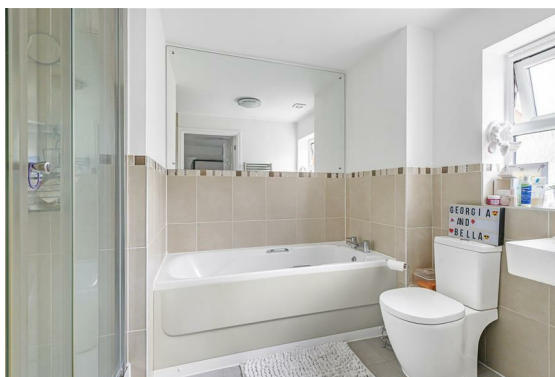
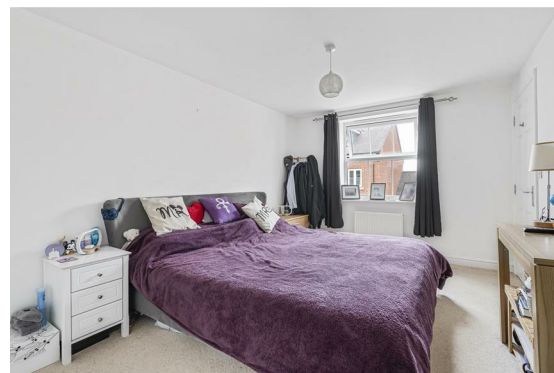
LOCATION

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.

4 4 2

Guide Price £600,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, large storage cupboard and doors to adjoining rooms.

KITCHEN/ DINING ROOM/ FAMILY AREA

Spacious open plan kitchen diner leading to a family area, benefitting from French doors opening out to the beautiful low maintenance garden. Kitchen provides integrated appliances in the form of fridge/freezer, dishwasher, washer dryer, spider burner, oven and grill.

CLOAKROOM

Comprising hand wash basin and low level WC.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, fitted wardrobe.

EN SUITE

Three piece suite comprising enclosed shower, pedestal wash hand basin and low level WC.

CLOAKROOM

Suite comprising pedestal wash hand basin, low level WC.

LOUNGE

French doors with Juliette balcony to the front aspect and window to the rear aspect.

SECOND FLOOR

LANDING

Doors to adjoining rooms.

BATHROOM

Suite comprising pedestal hand basin, low level WC, separate shower cubicle and panel bath,

BEDROOM 2

Double glazed windows to the front aspect, built-in wardrobe.

BEDROOM 3

Double glazed window to the front aspect, built-in storage.

BEDROOM 4

Double glazed window to the rear aspect.

OUTSIDE

There is a landscaped garden with a travertine patio, external lights, artificial lawn, cedar battens and a shed. To the side of the property is parking for 2/3 vehicles.

AGENT'S NOTE

There is an annual estate charge of £258.24

VIEWINGS

Strictly by appointment through the Agent's.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	88
	EU Directive 2002/91/EC	

Guide Price £600,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford District Council

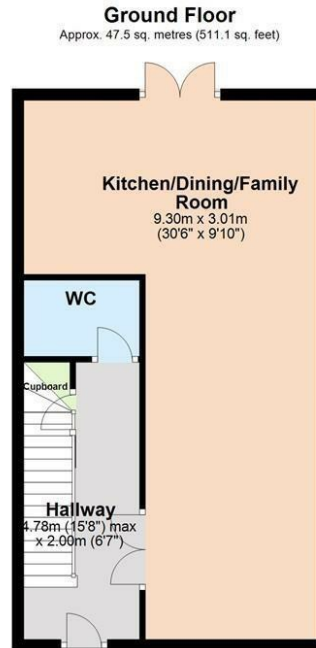
Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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

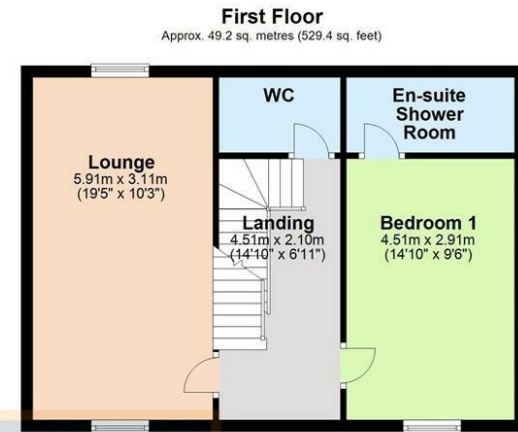
For more information on this property please refer to the Material Information Brochure on our website.

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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.



CHEFFINS



Total area: approx. 145.9 sq. metres (1570.0 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

