



Castle Street, Saffron Walden, CB10 1BD

**CHEFFINS**

## Castle Street

Saffron Walden,  
CB10 1BD

- Prominent town position
- Three bedrooms
- Recently refitted kitchen/bathroom
- Wealth of character features
- Bright and versatile living accommodation
- Private rear garden
- Residents may apply for a parking permit

An iconic, Grade II Listed home forming part of one of Saffron Walden's most picturesque streets. The property enjoys a wealth of character, together with deceptively spacious accommodation and a stunning, landscaped garden. The property has also undergone extensive recent enhancement and is superbly positioned for a range of the town's amenities.

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

### RECEPTION/LIVING ROOM

Entrance door, original timber floorboards and exposed timbers, bay window with secondary glazing to the front aspect and ornate fireplace with log burner. Door and steps down to:-

### DINING ROOM/SNUG

Engineered oak flooring, secondary glazed window to the rear aspect, door to staircase to the basement and door to staircase to the first floor. Further door and steps up to:

### KITCHEN

Refitted with a range of base level units with marble worktop space incorporating central island, ceramic sink unit with stainless steel tap, five ring gas hob with extractor hood over and conventional oven beneath, integrated fridge, freezer, slimline dishwasher and washer/dryer. Bespoke fitted pantry, along with a pair of storage cupboards underneath the stairs and cupboard housing the boiler. Engineered oak flooring and exposed timbers, a pair

of secondary glazed windows to the side aspect and door leading directly into the garden.

### BASEMENT

A useful space with good ceiling height, although not tanked or drylined.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, secondary glazed window to the side aspect and exposed timbers. Steps to:

### MASTER BEDROOM

Secondary glazed window to the front aspect, exposed timbers and built-in storage cupboard.

### BEDROOM 2

Secondary glazed window to the front aspect and exposed timbers.

### BEDROOM 3

Secondary glazed window to the side aspect, feature fireplace (not in use), built-in storage cupboards and exposed timbers.

## BATHROOM

Recently refitted suite comprising low level WC, ceramic wash basin with stainless steep taps and vanity space beneath, bathtub with shower attachment, heated towel rail, part panelled/tiled walls, tiled flooring and double glazed skylight.

## OUTSIDE

Residents are entitled to apply for a parking permit for one vehicle. Visitor permits may also be applied for.

To the rear of the property is a spacious garden which is predominantly laid to lawn with a part block-paved/shingle patio and a collection of mature shrubs, flowers and trees bordering. There is a wooden shed and an additional brick built out house with clay tiled roof, fitted with a WC and wash basin. Please note there is a neighbour right of way across the rear garden.

## VIEWINGS

By appointment through the Agents.







## Approximate Gross Internal Area 1404 sq ft - 131 sq m

Lower Ground Floor Area 137 sq ft – 13 sq m

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 567 sq ft – 53 sq m

Outbuilding Area 10 sq ft – 1 sq m



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Tenure – Freehold

Council Tax Band – D

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](http://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.