



Castle Street, Saffron Walden, CB10 1BJ

**CHEFFINS**

## Castle Street

Saffron Walden,  
CB10 1BJ

- Grade II Listed cottage
- Accommodation over four floors
- South facing courtyard garden
- Set in the historic town centre
- No upward chain

A charming, Grade II Listed cottage set in one of the town's most attractive locations. The property enjoys a south facing courtyard and is offered chain free.

3 1 1

**Guide Price £395,000**





## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. There is a twice-weekly market and an extensive range of shops, excellent schools, social and sporting amenities accessible within the town, including Saffron Hall concert hall, Saffron Screen community cinema and the museum. The golf course and sports centre lie on the town's outskirts and English Heritage's Audley End House is within a pleasant 1.5 mile walk. 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 ROOM

A charming and atmospheric room with acoustic secondary glazed window to the front aspect overlooking the historic street scene, fireplace with fitted shelving to the side recess, door to staircase leading to the lower ground floor and further door to:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, free-standing washing machine/tumble dryer, dishwasher and fridge freezer, Rayburn oven which also provides hot water and central heating, door to staircase rising to the first floor and window to the rear aspect with an adjoining glazed door providing access to the south facing courtyard.

### LOWER GROUND FLOOR

A useful, multi-purpose room with lightwell to the front aspect providing natural light, engineered oak flooring, internet access point and fitted shelving to both sides of the chimney breast.

## FIRST FLOOR

### LANDING

Window to the rear aspect overlooking the courtyard, deep airing cupboard housing the hot water cylinder and door to staircase rising to the second floor.

### BEDROOM 1

Window to the front aspect with views of the street scene, fitted wardrobe and cupboard.

### BATHROOM

Comprising low level WC, panelled bath, vanity wash basin and obscure glazed window to the rear aspect.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 2

Fitted cupboard and window to the front aspect with views over the street scene and the town's adjoining countryside.

### BEDROOM 3

Window to the rear aspect with

pleasant views towards the museum and built-in wardrobe.

Note: Bedrooms 2 and 3 have been sub-divided and could be reinstated as one larger bedroom if required.

## OUTSIDE

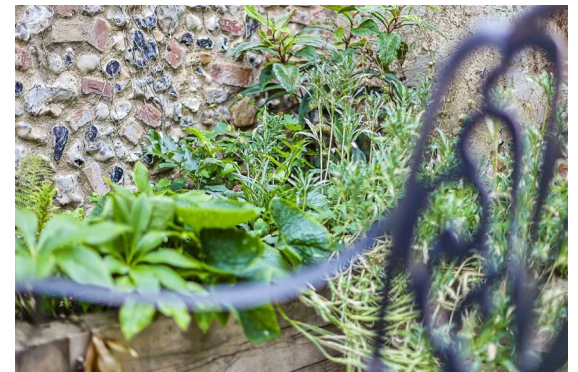
The property is set in one of the town's most historic and picturesque streets, well-positioned within a short walk of the town centre, local amenities including Bridge End gardens and Fry Art Gallery. There is a thriving Castle Street Resident's Association which has an annual picnic in Bridge End Gardens, just off Castle Street and a Christmas party in the vestry of St Mary the Virgin.

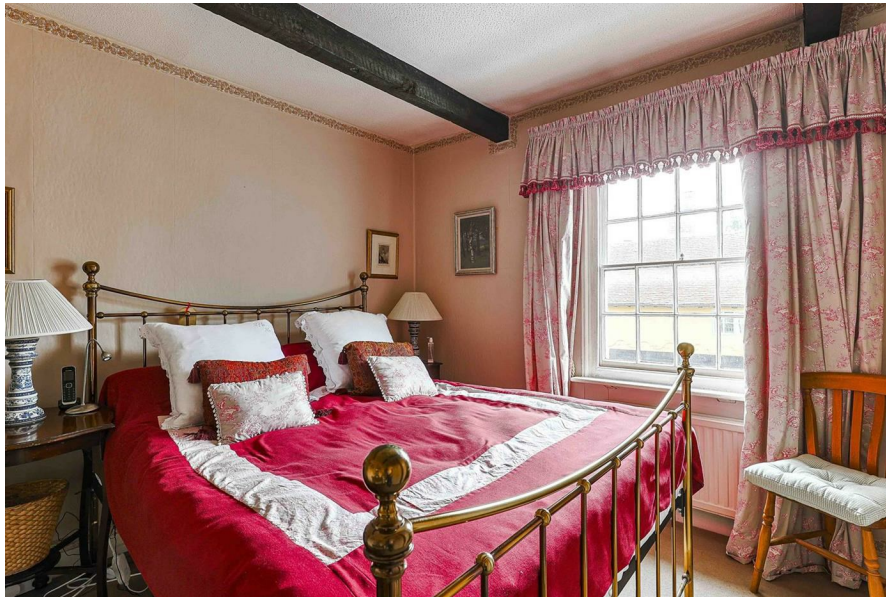
The cottage benefits from a south facing courtyard garden which is paved, with an attractive brick and flint wall to the rear and views of St Mary's Church steeple.

It is possible to apply for a resident's parking permit in Castle Street.

## VIEWINGS

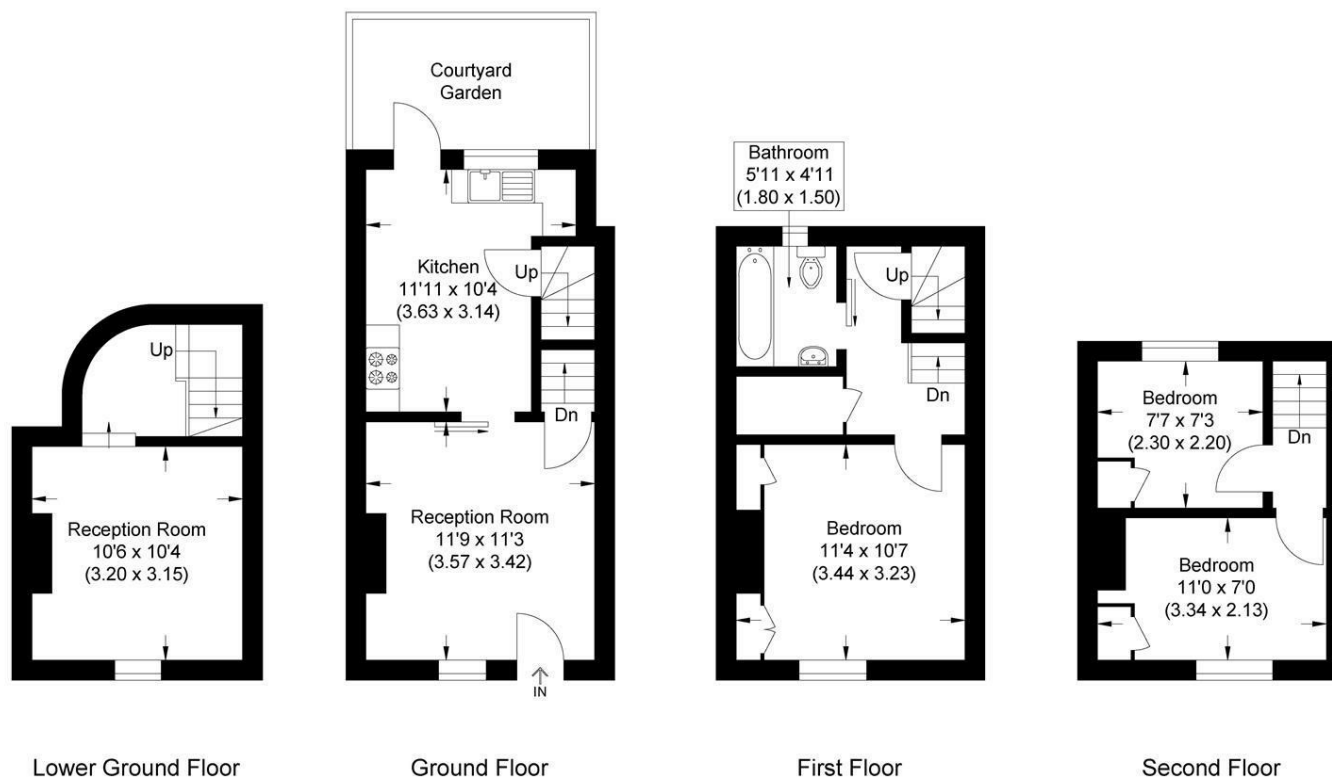
By appointment through the Agents.







Approximate Gross Internal Area  
75.57 sq m / 813.42 sq ft



Guide Price £395,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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