



Rowntree Way, Saffron Walden, CB11 4DG

**CHEFFINS**

## Rowntree Way

Saffron Walden,  
CB11 4DG

A well appointed, three bedroom semi-detached home positioned in a popular residential location. Enjoying bright and well proportioned living accommodation throughout, the property enjoys ample driveway parking and generous rear gardens. The property also offers great scope for modernisation and enlargement STP. No onward chain.

- No onward chain
- Three bedrooms
- Driveway parking
- Scope for enlargement STP
- Popular residential position

3 1 1

Guide Price £375,000





## ENTRANCE HALL

obscure double glazed windows to the front aspect, stairs rising to the first floor, doors to respective rooms.

## LIVING ROOM

with double glazed windows to the front and rear aspects overlooking the garden, electric fireplace.

## KITCHEN

storage cupboard underneath stairs, range of base and eye level units, 4 ring gas hob with cooker hood above, stainless steel sink, splashback tiles, integrated oven with grill above, space for fridge, space for freezer, double glazed windows to the rear aspect, door into:

## UTILITY ROOM

with windows to the side aspect, door into garden, space for washing machine/dryer, door into:

## DOWNSTAIRS W C

low level w.c., ceramic wash basin, space for tumble dryer, space for additional fridge or freezer.

## ON THE FIRST FLOOR

## LANDING

doors to adjoining rooms.

## BEDROOM 1

with double glazed windows to the front aspect, door to:

## BEDROOM 2

with double glazed windows to the rear aspect, built-in double wardrobes with shelving, door to:

## BEDROOM 3

single bedroom, double glazed windows to the front aspect.

## FIRST FLOOR W C

with obscure double glazed windows to the rear aspect, low level w.c., splashback, part tiled wall.

## SEPARATE SHOWER ROOM

with walk-in shower with electric shower above, tiled wall, ceramic wash hand basin, obscure double glazed windows to the rear aspect, heated towel rail.

## OUTSIDE

To the front driveway parking for several vehicles, gated side access, mature hedgerows bordering the front driveway, small brick raised bed with shrubs and flowers.

To the rear there is a good size garden part patio, timber fencing bordering on one side, range of mature shrubs and flowers and trees bordering. Paved walkway to the end of the garden with a section which is predominantly laid to lawn very private with mature shrubs and trees bordering and hedgerow at the back. Timber storage outbuilding with perspex roof.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) 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                             | 76        |
| EU Directive 2002/91/EC                     |           |

Guide Price £375,000

Tenure – Freehold

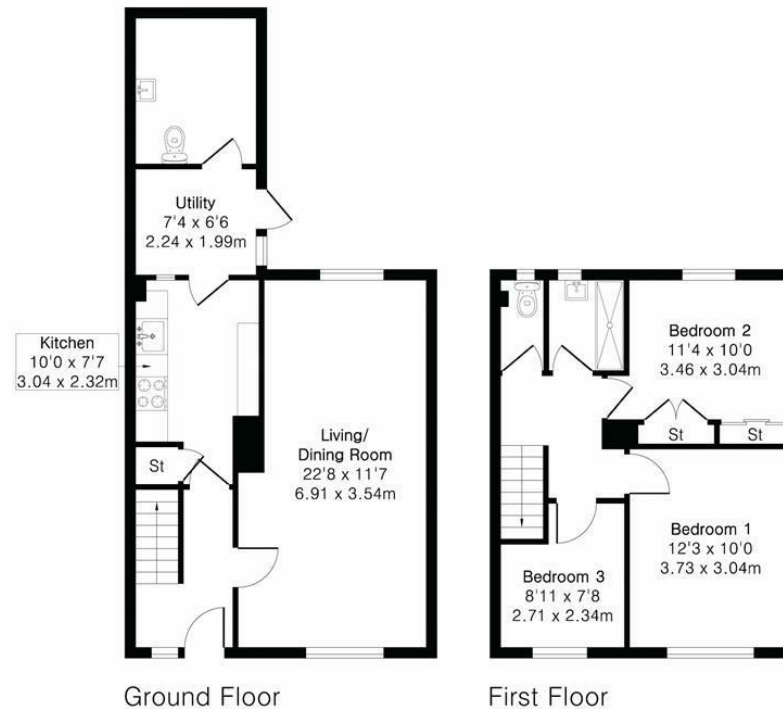
Council Tax Band – C

Local Authority – Uttlesford

**Approximate Gross Internal Area 934 sq ft - 87 sq m**

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 407 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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