



Maberly Court, Saffron Walden, CB10 2EA

CHEFFINS

Maberly Court

Saffron Walden,
CB10 2EA

4 2 3

Guide Price £1,100,000

- Highly sought-after and private setting
- Within walking distance of the Common and town amenities
- Spacious accommodation of approx. 2607 sqft
- Well-screened private gardens
- Double garage & off street parking
- No upward chain

An impressive, double-fronted, detached residence in a prime location within the centre of town. The property enjoys well-proportioned accommodation and is set within a mature plot.





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 HALL

A spacious and welcoming reception hall with hardwood entrance door and three quarter height window to the front aspect, sweeping staircase rising to the first floor with storage cupboard under and hardwood parquet flooring.

SITTING ROOM

A triple aspect room with three quarter height windows to the front and rear aspects, together with a pair of glazed doors providing access and views onto the surrounding garden. Fireplace with marble hearth and surround.

SNUG

Three quarter height window to the front aspect.

CLOAKROOM

Comprising WC, wash basin and obscure glazed window.

DINING ROOM

Three quarter height window to the rear aspect overlooking the garden.

KITCHEN/BREAKFAST ROOM

Fitted with an extensive range of base and eye level cupboards, together with a twin bowl sink unit, hob, built-in double oven and integrated dishwasher. A pair of windows to the

rear aspect overlooking the garden and door to:

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space, butler sink, free standing washing machine and tumble dryer, window to the rear and door providing access to the terrace and garden. Further door to:

SIDE LOBBY

Glazed door providing access from the driveway, full-height pantry cupboard and door to the double garage.

FIRST FLOOR

LANDING

Skylight providing natural light, built-in linen cupboard and access to the loft space.

BEDROOM 1

Window to the front aspect, fitted wardrobe and door to:

EN SUITE

Comprising shower enclosure, WC, bidet and wash basin. A pair of obscure glazed windows to the front aspect.

BEDROOM 2

A dual aspect room with windows to the side and rear with views over Church Street and Saffron Walden's castle. Built-in wardrobe.

BEDROOM 3

A pair of windows to the rear aspect and built-in wardrobe.

BEDROOM 4

Window to the front aspect and built-in wardrobe.

BATHROOM

Comprising panelled bath with independent shower over, WC, wash basin, built-in airing cupboard and obscure glazed window.

OUTSIDE

The property is set in a tucked-away, prime location within the town, being minutes away from the Common, Market Square and amenities. The property sits comfortably within its own generous mature plot with a driveway providing off-street parking and access to the adjoining garage. The gardens are mainly laid to lawn with mature hedging and planting. Adjoining the property is a paved terrace, along with an attractive brick and flint wall to part of the boundary.

DOUBLE GARAGE

Remote controlled up and over door, power and lighting connected and window to the rear aspect.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £1,100,000

Tenure – Freehold

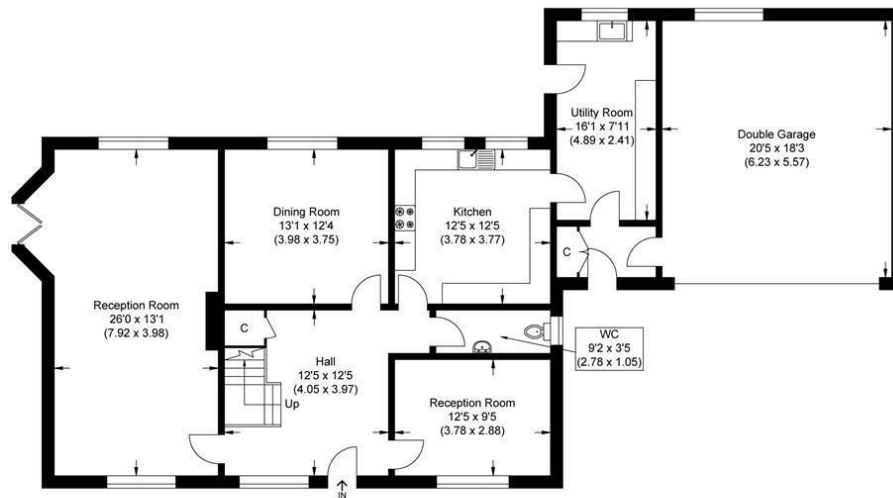
Council Tax Band – G

Local Authority – Uttlesford

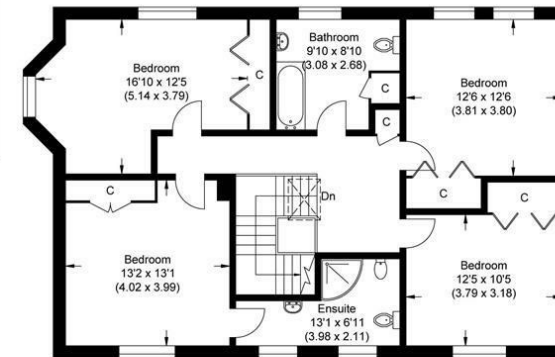




Approximate Gross Internal Area
242.21 sq m / 2607.12 sq ft
(Includes Garage)
Garage Area 34.70 sq m / 373.50 sq ft



Ground Floor



First Floor

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.

