



Prospect Place, Saffron Walden, CB11 3AB

CHEFFINS

Prospect Place

Saffron Walden,
CB11 3AB

- Tucked away location
- Scope for modernisation
- Four bedrooms
- Double garage
- Private garden

A four bedroom home tucked away in a secluded no-through road. The property offers well-proportioned accommodation with scope for modernisation, together with a private garden and double garage.

4 1 2

Guide Price £465,000





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

ENTRANCE

Entrance door opening to:

DINING ROOM

Window to the front aspect and doors to adjoining rooms.

INNER HALLWAY

Door and staircase leading down to the basement and door to:

SITTING ROOM

Window to the front aspect.

KITCHEN

Fitted with base and eye level units with worktop, sink unit, electric oven with four ring gas hob and extractor hood over, space for fridge and space and plumbing for dishwasher and washing machine. Window to the rear aspect and part-glazed stable door to the rear aspect. Opening to:

UTILITY AREA

Fitted with base and eye level units and window to the rear aspect.

INNER HALLWAY

Doors to adjoining rooms.

BATHROOM

Comprising pedestal wash basin, panelled bath with shower attachment and obscure glazed window to the rear aspect.

SEPARATE WC

Comprising low level WC and obscure glazed window to the rear aspect.

CELLAR

An ideal storage space, currently used as a gym.

FIRST FLOOR

LANDING

Doors to adjoining rooms, window to the front aspect and access to the loft space.

BEDROOM 1

Fitted wardrobes and window to the front aspect.

BEDROOM 2

Fitted wardrobes and window to the front aspect.

BEDROOM 3

Obscure glazed window to the rear aspect.

BEDROOM 4

Fitted wardrobes and window to the rear aspect.

WC

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

OUTSIDE

Prospect Place is a quiet, no-through road. The property has a detached double garage with off-street parking for one vehicle to the front. The front garden is laid to lawn with a central flowerbed and hedges bordering. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace.

VIEWINGS

By appointment through the Agents.







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	EU Directive 2002/91/EC	

Guide Price £465,000

Tenure - Freehold

Council Tax Band - C

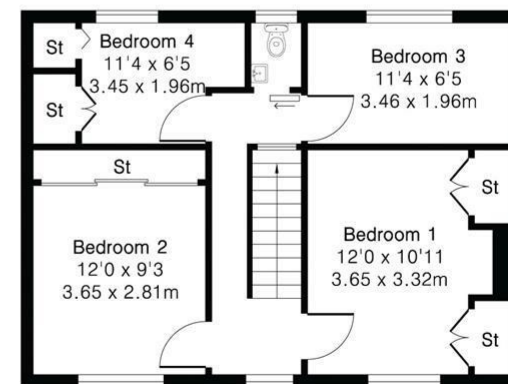
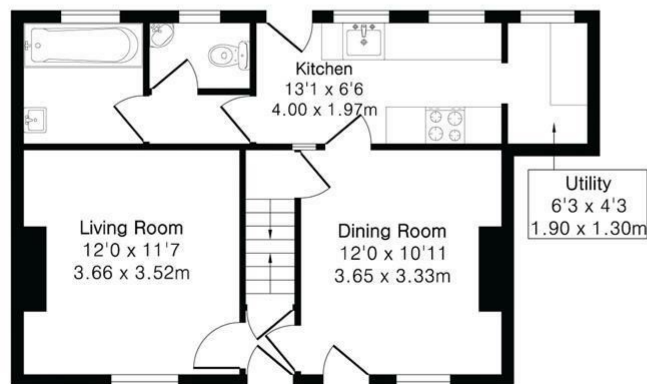
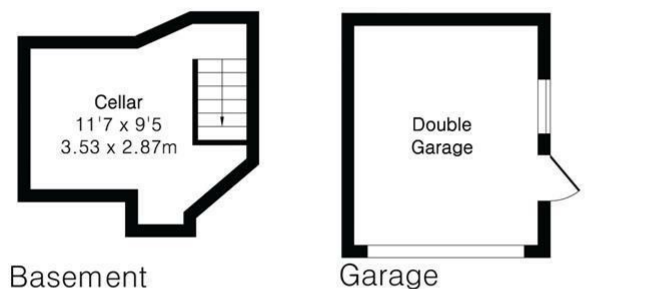
Local Authority - Uttlesford

Approximate Gross Internal Area 1087 sq ft - 101 sq m

Basement Area 97 sq ft - 9 sq m

Ground Floor Area 510 sq ft - 47 sq m

First Floor Area 480 sq ft - 45 sq m



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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



CHEFFINS

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.