



Sweet Mead, Saffron Walden, CB10 2EG

CHEFFINS

Sweet Mead

Saffron Walden,
CB10 2EG

- Detached home
- Refitted kitchen & shower room
- Solar panels
- Driveway and garage
- Landscaped garden
- Three bedrooms

A detached three bedroom home situated in a popular residential location. The property features a refitted kitchen and shower room, together with a landscaped rear garden, driveway and garage.

3 1 2

Guide Price £515,000





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 HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM

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

SITTING ROOM

Window to the front aspect and feature fireplace with electric fire. Opening to:

DINING ROOM

Sliding patio doors and a pair of French doors opening to the rear garden and open plan to:

KITCHEN

Refitted with a range of base and eye level units incorporating breakfast bar, Neff appliances including induction hob with extractor over, eye level double oven, integrated fridge freezer, washing machine and dishwasher. Window to the rear aspect and lantern light providing a good degree of natural light.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1

Window to the front aspect and fitted wardrobes.

BEDROOM 2

Window to the rear aspect and fitted wardrobes.

BEDROOM 3

Window to the front aspect.

SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail. Obscure glazed window to the rear aspect.

OUTSIDE

The front garden is laid to lawn with an adjoining block paved driveway providing off-street parking and access to the garage and EV charging point. The rear garden is landscaped with two tiers; adjoining the rear of the property is a paved terrace, perfect for al fresco entertaining, and a small lawned area. Steps, with adjoining shrub beds, lead to the upper garden with a decked area and summerhouse.

SUMMERHOUSE

Insulated and LVT flooring.

AGENT'S NOTES

The property has solar panels fitted to the rear roof elevation, with battery storage and excess energy sold back to the grid.

VIEWINGS

By appointment through the Agents.





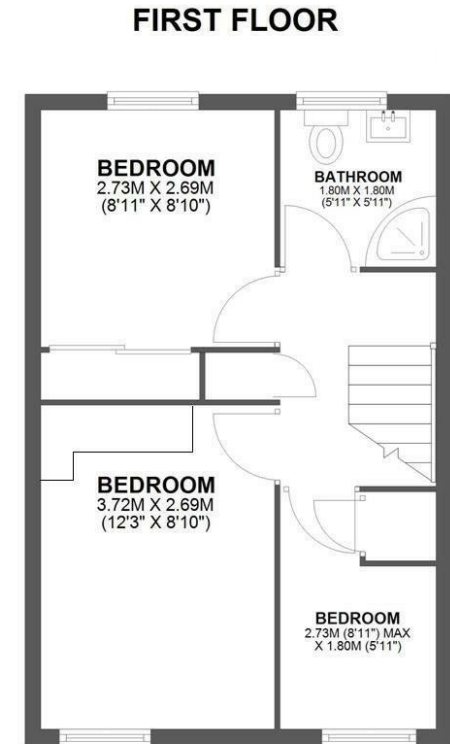
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £515,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford



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.

