



Rowntree Way, Saffron Walden, CB11 4DF

CHEFFINS

Rowntree Way

Saffron Walden,
CB11 4DF

A well appointed three bedroom semi-detached home positioned in a popular residential location within the town. Enjoying private rear gardens, the property also benefits from detached garage, off street parking space and recently refitted kitchen. Offered chain free.

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.

3 1 2

Guide Price £385,000





GROUND FLOOR

ENTRANCE HALL

Entrance door with inset glazed panels, obscure double glazed window to the side aspect, stairs leading to the first floor and doors to adjoining rooms.

SHOWER ROOM

Comprising walk-in shower enclosure with electric shower, low level WC, ceramic wash basin with vanity cupboard beneath, tiled walls and obscure double glazed window to the side aspect.

LOUNGE

Dual aspect with double glazed window to the front and sliding patio doors to the rear, fireplace with quartz hearth and electric fire.

KITCHEN

Recently refitted with a range of base and eye level units with worktop over, stainless steel sink with mixer tap, part-tiled walls, space for dishwasher, fridge freezer, washing machine and tumble dryer, double glazed window to the rear aspect. Part-glazed door to:-

GARDEN ROOM

Dual aspect with double glazed windows to the front and rear together with part-glazed doors to front and rear.

FIRST FLOOR

LANDING

Double glazed window to the front aspect and doors to adjoining rooms.

BEDROOM 1

Dual aspect with double glazed windows to the rear and side, built-in storage cupboard with the addition of two integrated wardrobes with drawers.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed to the front aspect, built-in storage cupboard.

WC

Obscure double glazed window to the side aspect, low level WC.

OUTSIDE

To the front of the property is a paved walkway leading to the front door and the garden predominantly laid to lawn with a range of shrubs, flowers and trees bordering. The south westerly facing rear garden is predominantly laid to lawn with a patio, perfect for al fresco entertaining, and shrub borders.

DETACHED GARAGE

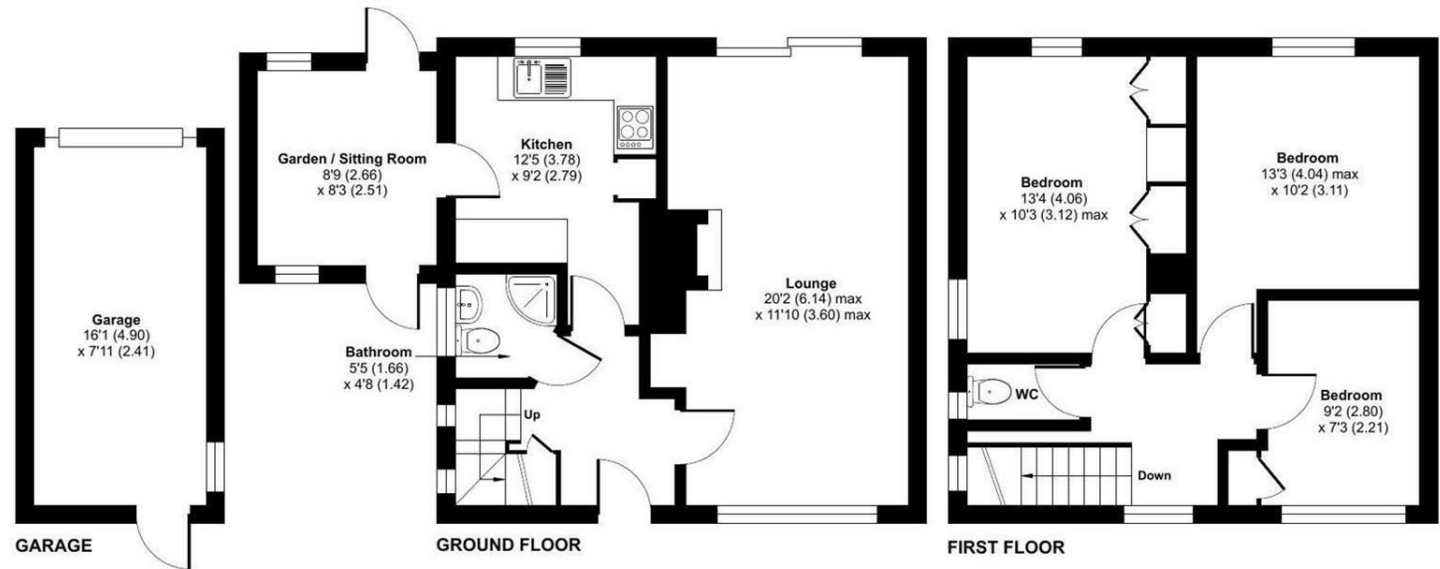
Accessed via Hunters Way. Fitted with an up and over door, power and lighting connected and parking space in front.

VIEWINGS

By appointment through the Agents.



Approximate Area = 915 sq ft / 85 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 1042 sq ft / 96.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 £385,000

Tenure - Freehold

Council Tax Band - C

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.

