



West Road, Saffron Walden, CB11 3DE

**CHEFFINS**



## West Road

Saffron Walden,  
CB11 3DE

An attractive period-style three storey townhouse in a sought-after location within the town. The property offers versatile and well-proportioned accommodation throughout with private rear garden and further provision of two allocated parking spaces.

### 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.

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Offers In Excess Of £375,000





## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door with stained glass panel and doors to adjoining rooms. Staircase rising to the first floor.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring gas hob with extractor fan over, built-in oven, integrated fridge freezer, free standing dishwasher and washing machine. Double glazed windows to the front aspect.

### CLOAKROOM

Comprising low level WC and ceramic wash basin with tiled splashback and tiled flooring.

### SITTING ROOM

Double glazed French doors opening to the garden and useful downstairs storage cupboard.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and staircase rising to the second floor.

### BEDROOM 2

Double glazed window to the front aspect and built-in wardrobe.

### BEDROOM 3

Double glazed window to the rear aspect and built-in wardrobe.

### BATHROOM

Comprising low level WC, ceramic wash basin, panelled bath with shower over, part tiled walls and tiled flooring. Built-in airing cupboard with slatted shelving and obscure double glazed window to the rear aspect.

## SECOND FLOOR

### BEDROOM 1

Velux windows to two aspects providing a good degree of natural light. Built-in wardrobe and eaves storage cupboards.

### OUTSIDE

The property is located in sought-after location, approached via a wrought iron gate, in turn leading to steps up to the entrance door. The rear garden is predominantly laid to lawn with flower and shrub borders and pedestrian access to the rear. The property benefits from allocated car port parking to the rear and a further parking space in the underground car park.

### AGENT'S NOTES

There is an Estate Management charge of £720 p.a.

### VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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	

Offers In Excess Of £375,000  
 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.

Approximate Gross Internal Area  
 92.06 sq m / 990.92 sq ft  
 (Excludes Eaves)

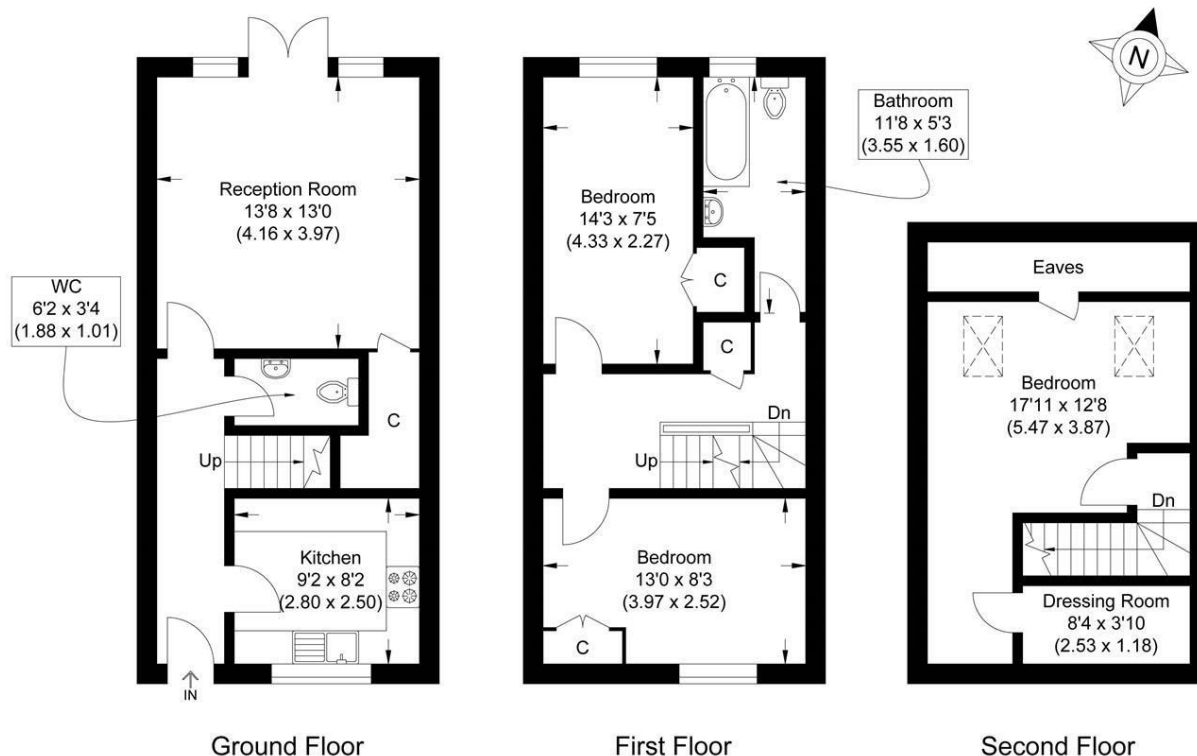


Illustration for identification purposes only, measurements are approximate, not to scale.

