



Lompits Way, Saffron Walden, CB11 4BZ

**CHEFFINS**

## Loompits Way

Saffron Walden,  
CB11 4BZ

A three bedroom detached bungalow positioned in a popular residential location within the town. The property offers scope for further enlargement STP and enjoys generous south easterly garden with integral garage and driveway parking. No onward chain.

### 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 £495,000





## GROUND FLOOR

### ENTRANCE HALL

Entrance door with glazed panels together with obscure glazed windows to the side aspect, storage cupboard with built-in shelving, doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units, a stainless steel sink, oven and space for washing machine/dryer and fridge freezer. It includes a built-in storage cupboard currently used as a pantry, dual aspect windows to the side and rear and a glazed rear door.

### LIVING ROOM

Window to the front aspect together with a window overlooking the conservatory, feature fireplace with tiled hearth, door to:-

### CONSERVATORY

Triple aspect with windows to the side and rear aspects together with French doors leading directly into the garden.

### BEDROOM 1

Secondary glazed window to the front aspect and fitted with a range of built-in wardrobes incorporating a vanity unit with drawers beneath.

### BEDROOM 2

Secondary glazed window to the front aspect. Currently being used as a dining room.

### BEDROOM 3

Secondary glazed window to the side aspect, built-in double wardrobes.

### BATHROOM

Comprising panelled bath with part-tiled walls, vanity cupboard space, ceramic wash basin and obscure glazed window to the side aspect.

### WC

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

## OUTSIDE

At the front of the property, you'll find a lawned garden bordered by various shrubs and flowers. A brick wall defines the front and side boundaries, while a tarmac driveway accommodates at least two vehicles, leading to the integral garage. Gated side access on the left leads to a spacious, south-facing rear garden, enriched by mature trees, shrubs and flowers, all enclosed by timber fencing.

### GARAGE

Fitted with an up and over door, power and lighting connected with an additional personal side door for access to the rear garden.

### VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92 plus) <b>A</b>                          |           | <b>77</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            |           |           |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            | <b>46</b> | <b>77</b> |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| England & Wales                             |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |

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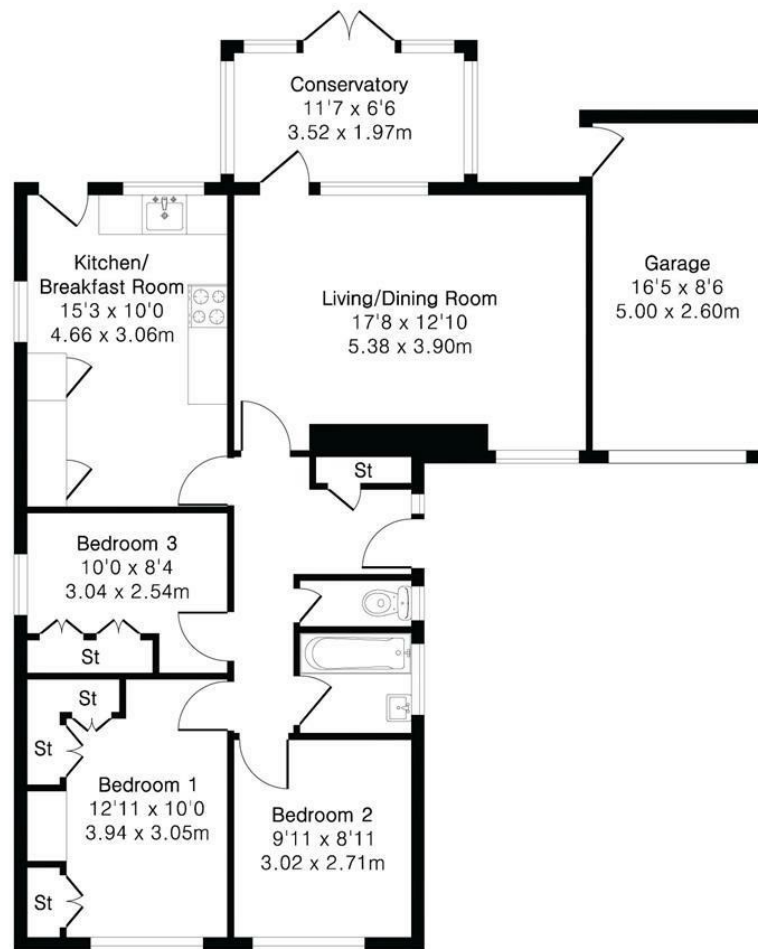
Tenure – Freehold

Council Tax Band – E

Local Authority – Uttlesford

**Approximate Gross Internal Area 911 sq ft - 85 sq m**  
**(Excluding garage)**

Garage Area 140 sq ft – 13 sq m



Ground Floor

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.



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