



Leverett Way, Saffron Walden, CB10 2NG

**CHEFFINS**



## Leverett Way

Saffron Walden,  
CB10 2NG

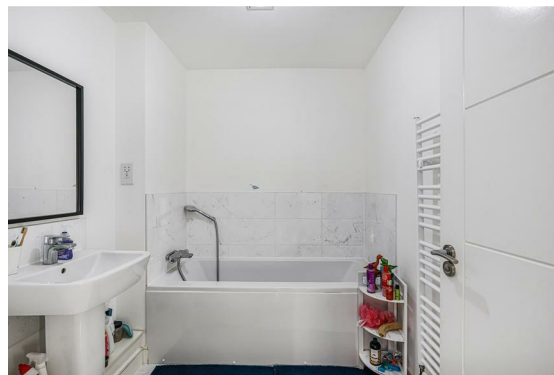
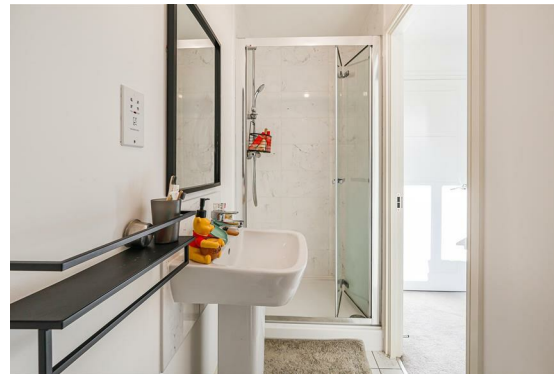
- Beautifully appointed accommodation
- Four bedroom townhouse
- Open plan living space
- Off street parking and garage
- South facing garden
- Close to amenities

A beautifully appointed and stylish town house situated in convenient and popular residential location. The accommodation is comprised over 3 floors and provides a versatile layout for modern family living together with southerly garden, garage and driveway parking.

4 3 1

**Guide Price £525,000**





## 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, built-in storage cupboard with shelving, staircase rising to the first floor with under stair storage cupboard and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with stainless steel sink, integrated dishwasher, fridge freezer and washing machine, built-in oven and grill, four ring gas hob with extractor hood over. Tiled flooring and double glazed window to the front aspect.

### CLOAKROOM

Comprising low level WC and wash basin with tiled splashbacks.

### LIVING/DINING ROOM

Double glazed window to the rear aspect and double glazed French doors opening to the rear garden.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, staircase rising to the second floor and doors to adjoining rooms.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden, built-in wardrobes and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure, built-in cupboard and tiled flooring.

### FAMILY BATHROOM

Comprising low level WC, ceramic wash basin with tiled splashback, panelled bath with shower over and heated towel rail.

### BEDROOM 3

Double glazed window to the front aspect.

### BEDROOM 4/STUDY

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

## SECOND FLOOR

### LANDING

Double glazed window to the side aspect.

### PRINCIPAL BEDROOM

Double glazed window to the front aspect, built-in wardrobe with shelving, drawers and sliding doors. Door to:

### EN SUITE

Comprising shower enclosure, low level WC, ceramic wash basin with tiled splashbacks, tiled flooring and double glazed skylight window to the rear aspect. Large built-in cupboard/wardrobe.

### OUTSIDE

To the front of the property there is a paved pathway leading to the front door and a garden planted with mature shrubs and flowers. A driveway provides off-street parking for at least two vehicles and access to the garage. There is gate side access to the south facing rear garden which is predominantly laid to lawn with a paved terrace and timber fence borders.

### GARAGE

Up and over door and power connected.

### AGENT'S NOTE

There is an Estate Management charge of £300 p.a.

### VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Approximate Gross Internal Area  
Main House 1170 sq ft (109 sq m)  
Garage 220 sq ft (20 sq m)  
Total 1390 sq ft (129 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.

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.



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