



Church Field, Saffron Walden, CB11 4BG

**CHEFFINS**



## Church Field

Saffron Walden,  
CB11 4BG

- Tucked away location
- Extended four bedroom home
- Stunning kitchen
- Large corner plot
- Ample off street parking
- No upward chain

An extended four bedroom home tucked away at the end of a popular cul de sac with a large corner plot. The property offers bright and recently refurbished accommodation, featuring a stunning kitchen with bi-folding doors to the garden. No upward chain.



**Guide Price £450,000**





## 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, bespoke fitted cabinets and opening to:

### SITTING ROOM

Staircase rising to the first floor with understair storage cupboard, obscure glazed window to the front aspect and opening to:

### KITCHEN

Fitted with a range of base and eye level units with a central island with quartz worktops and breakfast bar, stainless steel sink, induction hob with integrated Neff extractor, Neff oven and combi microwave, full height fridge and freezer. Bi-folding doors opening to the rear and side aspects and Velux windows providing a good degree of natural light. Opening to:

### STUDY/WORK STATION AREA

Fitted with base units with worktop over. Door to:

### UTILITY/BOOT ROOM

Fitted with a range of base and eye level units, stainless steel sink, space

and plumbing for washing machine and tumble dryer. Window to the front aspect and part-glazed door providing external access to the side. Door to:

### CLOAKROOM

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

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and access to the loft space.

### BEDROOM 1

Window to the front aspect.

### BEDROOM 2

Window to the front aspect.

### BEDROOM 3

Window to the rear aspect.

### BEDROOM 4

Window to the front aspect.

### BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with dual

shower heads over, heated towel rail and obscure glazed window to the rear aspect.

## OUTSIDE

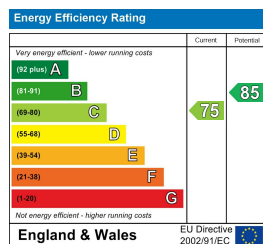
The property has a driveway to the front and gated side access to a block paved driveway providing further off-street parking space with an EV charging point. Adjoining the rear of the property is a raised paved terrace for al fresco entertaining. The garden is predominantly laid to lawn with a summerhouse. In addition, the property has the benefit of a garage en-bloc.

## VIEWINGS

By appointment through the Agents.







Guide Price £450,000

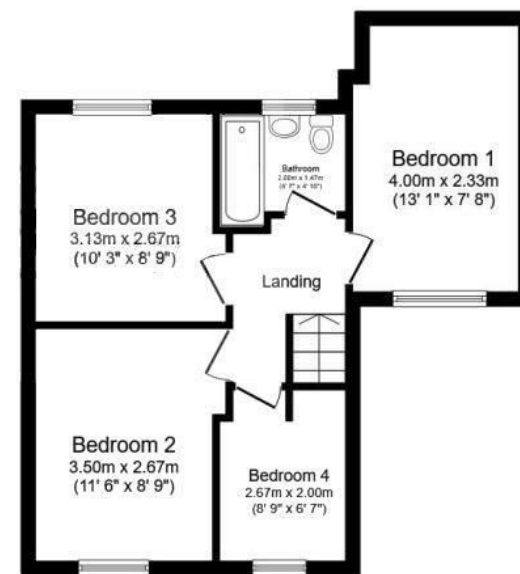
Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford



**Ground Floor**



**First Floor**

Total floor area 102.2 m<sup>2</sup> (1,100 sq.ft.) approx

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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