



Butler Close, Saffron Walden, CB11 3DB



Butler Close

Saffron Walden,
CB11 3DB

A spacious three bedroom bungalow situated in a sought after area. Comprising, entrance hall, living/dining room, conservatory, kitchen, three double bedrooms, en suite and bathroom also benefitting from an integral garage and decked garden. EPC rating: D & Council tax band E.

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 2 1

£1,600 PCM



**ENTRANCE HALL**

With doors leading to adjoining rooms.

LOUNGE/DINING ROOM

A large room with fitted shelving and cupboards, two windows to the side aspect and double patio doors leading to:

CONSERVATORY

With windows and doors leading out onto the decking.

KITCHEN

Fitted with base and eye level units, window to rear aspect, oven and grill, fridge freezer, microwave, water softener and dishwasher.

UTILITY CUPBOARD

With Miele washing machine and dryer.

BEDROOM 1

Double bedroom with built in storage

EN SUITE SHOWER ROOM

Three piece suite comprising shower, low level WC and pedestal wash hand basin.

BEDROOM 2

Double bedroom with built in storage and window overlooking the decking.

BEDROOM 3

Double bedroom with window overlooking the decking.

BATHROOM

Three piece suite comprising shower, low level WC and wash hand basin.

INTEGRAL GARAGE

With power and integrated units.

OUTSIDE

The staggered garden to the rear of the property is fully decked and there is off road parking to the front.

VIEWINGS

By appointment through the Agents.

LETTING AGENTS NOTES

Holding Deposit - £369

Deposit - £1846

EPC - D

Council Tax - E

Square Footage - 1374 sq ft

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

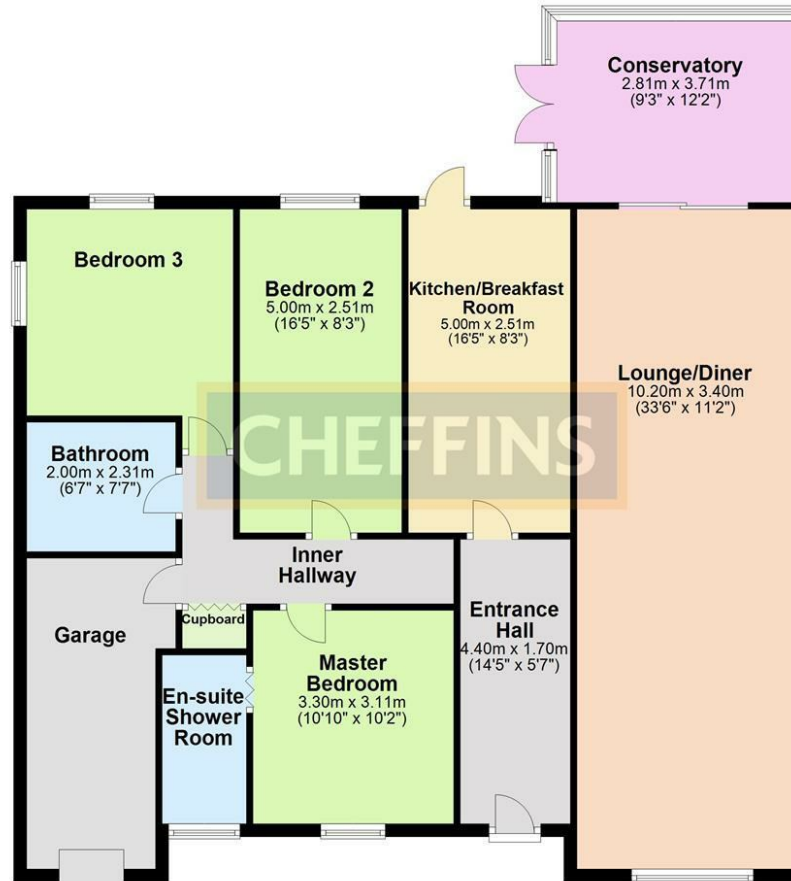
Heating - Gas boiler with radiators

Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Good

Ground Floor
Approx. 127.7 sq. metres (1374.1 sq. feet)



Total area: approx. 127.7 sq. metres (1374.1 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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	

£1,600 PCM
Council Tax Band - E
Local Authority - Uttlesford



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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.