



High Street, Saffron Walden, CB10 1AA

**CHEFFINS**

## High Street

Saffron Walden,  
CB10 1AA

- Minimum of a 12 month tenancy
- Stunning four bedroom townhouse
- Prime central location
- Spacious accommodation
- White goods
- West facing rear garden
- Unfurnished
- Available now

A handsome, Grade II Listed, four double bedroom townhouse residing in a prominent position within the tree lined High Street. The property offers beautifully presented and substantial accommodation over four floors, together with a walled, west facing rear garden.

4 2 3

£2,750 PCM





## 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 and doors to adjoining rooms. Newly laid engineered wooden flooring which extends to the adjoining reception rooms.

### SITTING ROOM

Feature cast iron fireplace and bay window to the front aspect.

### LIVING ROOM

Feature fireplace with wood burning stove, window to the rear aspect and part glazed door opening to the garden.

### INNER HALLWAY

Doors to adjoining rooms and part glazed door opening to the garden.

### CLOAKROOM

Comprising ceramic wash basin and low level WC.

### UTILITY ROOM

Fitted with base and eye level units, washing machine and tumble dryer and windows to the rear and side aspects.

## LOWER GROUND FLOOR

### FAMILY ROOM

Wood burning stove, newly laid engineered wooden herringbone flooring, large understairs cupboard and door to a larder cupboard with bespoke fitted shelving. Glazed double doors leading to:

## KITCHEN/DINER

Recently refitted with a range of base and eye level units, Neff electric oven and microwave combi oven, four ring gas hob with extractor hood over, built-in dishwasher and American style fridge freezer. Newly laid engineered wooden herringbone flooring, feature redbrick fireplace, windows to the front aspect and door leading to the High Street.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Staircase rising to the second floor, fitted storage cupboard and doors to adjoining rooms.

### WC

Comprising ceramic wash basin, low level WC and window to the rear aspect.

### BEDROOM 1

Double bedroom boasting feature cast iron fireplace, triple width secondary glazed window with views over the rear garden and beyond.

### BEDROOM 2

Double bedroom with feature cast iron fireplace, a pair of secondary glazed windows to the front aspect.

### BATHROOM

Suite comprising ceramic wash basin, panelled bath with shower over, heated towel rail and obscure glazed window to the front aspect.

## SECOND FLOOR

## LANDING

Window to the rear aspect, fitted wardrobe and doors to adjoining rooms.

### BEDROOM 3

Double bedroom with secondary glazed window to the rear aspect and fitted wardrobe.

### BEDROOM 4

Double bedroom with window to the front aspect.

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure and heated towel rail

### OUTSIDE

Adjoining the rear of the property is a paved terrace for al fresco entertaining, covered by a steel and glass loggia with overhead outdoor heating. The west facing walled garden is predominantly laid to lawn with mature beds bordering, a garden shed to the rear of the garden and gated pedestrian access to the side.

## LETTING AGENT NOTES

Holding Deposit - £634.00

For more information on this property please refer to the Material Information brochure on our Website.







Approximate Gross Internal Area  
229.96 sq m / 2475.26 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		63	80
England & Wales		EU Directive 2002/91/EC	



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

£2,750 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.