



Maylen Close, Saffron Walden, CB10 2SQ

CHEFFINS

Maylen Close

Saffron Walden,
CB10 2SQ

- MINIMUM OF A 12 MONTH TENANCY
- NEW BUILD HOME
- DETACHED
- DOUBLE GARAGE
- DRIVEWAY
- WHITE GOODS
- STUNNING VIEWS
- EV CHARGE POINT
- 2 X EN SUITES
- DESIRABLE LOCATION

A substantial four bedroom new build detached home occupying a desirable plot on this popular development. Boasting spacious living accommodation, enclosed garden as well as driveway parking with double garage. Available Mid September.

4 3 2

£2,650 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

With doors leading through to adjoining rooms and stairs ascending to the first floor.

KITCHEN / DINER

Beautifully designed with base and eye level units and worktop over. Integrated oven, grill and hob as well as fridge freezer and dishwasher. There is also a breakfast bar and room for a dining table.

UTILITY ROOM

Fitted W/C as well as storage cupboards and work surface over, sink and washing machine.

LOUNGE

The formal lounge is a terrific size, with bay window providing breathtaking views over the surrounding countryside. French doors lead out to the enclosed garden.

SNUG

The second reception room lends itself to a snug/home office and boasts French doors to the garden

and window overlooking the front aspect.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms as well as airing cupboard housing the water tank.

BEDROOM ONE

The master benefits from dual aspect windows as well as dressing area with built in wardrobe and en suite bathroom.

EN SUITE BATHROOM

With four piece suite comprising bath and separate shower cubicle, W/C and sink as well as heated towel rail.

BEDROOM TWO

With dual aspect windows overlooking the front and rear aspects as well as en suite shower room.

EN SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, W/C and sink. Obscured window overlooks the rear aspect.

BEDROOM THREE

With views over the side aspect of the surrounding countryside.

BEDROOM FOUR

An ideal study/child's room. With window overlooking the rear aspect.

BATHROOM

Three piece suite comprising bath with shower head to one side, W/C and sink. Obscured window overlooks the rear aspect.

OUTSIDE

Externally there is driveway parking for two cars as well as double garage and enclosed garden.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit : £611.00

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



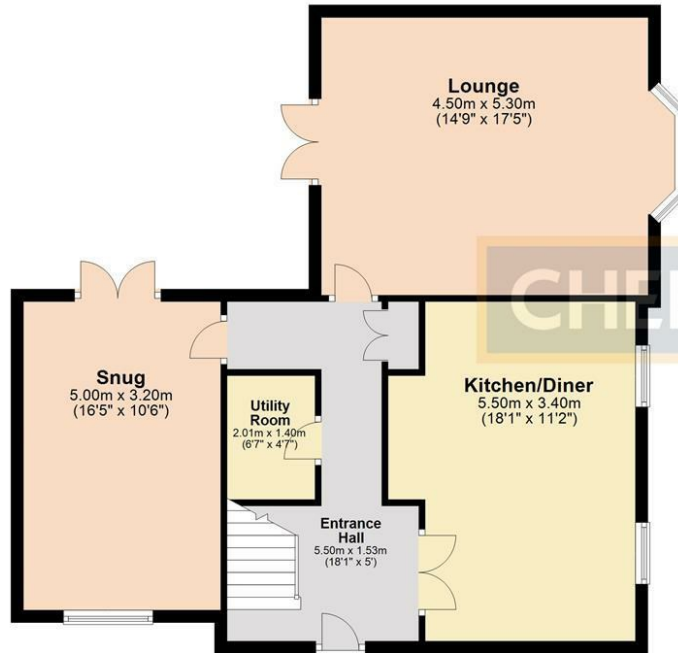




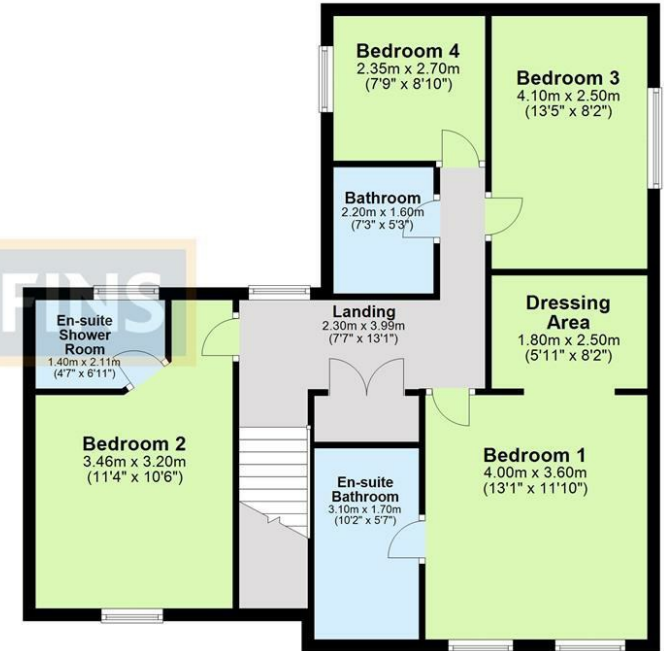
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 85 → 93 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£2,650 PCM
 Council Tax Band - F
 Local Authority - Uttlesford

Ground Floor
 Approx. 77.4 sq. metres (833.6 sq. feet)



First Floor
 Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 138.6 sq. metres (1491.5 sq. feet)

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.