



Station Street, Saffron Walden, CB11 3HG

CHEFFINS

Station Street

Saffron Walden,
CB11 3HG

A well positioned and attractive three bedroom semi detached property located just a short stroll from the local amenities of the historic market town of Saffron Walden. Boasting three bedrooms and good sized living space as well as enclosed garden, garage and driveway parking. Offered on an unfurnished basis and available Mid-June.

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

£1,525 PCM





ENTRANCE HALL

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

KITCHEN

Fitted kitchen with ample cupboard and surface space as well as freestanding cooker. Window overlooking the front aspect.

LOUNGE/DINER

Large living/dining space benefitting from built in storage and additional under stairs storage cupboard. French doors lead out to the garden.

CLOAKROOM

With low level WC and pedestal wash hand basin.

FIRST FLOOR

MASTER BEDROOM

Large double bedroom overlooking the garden with the additional benefit of an en suite shower room.

EN SUITE

Shower cubicle, low level W/C and hand basin

BEDROOM 2

Another good sized double with views over the front aspect.

BEDROOM 3

A nice sized child's room or home office.

BATHROOM

A contemporary white three piece suite boasting panelled bath, low level WC and pedestal wash hand basin.

EXTERNALLY

The property benefits from enclosed gardens to the rear as well as garage and driveway parking.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit : £351.00

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

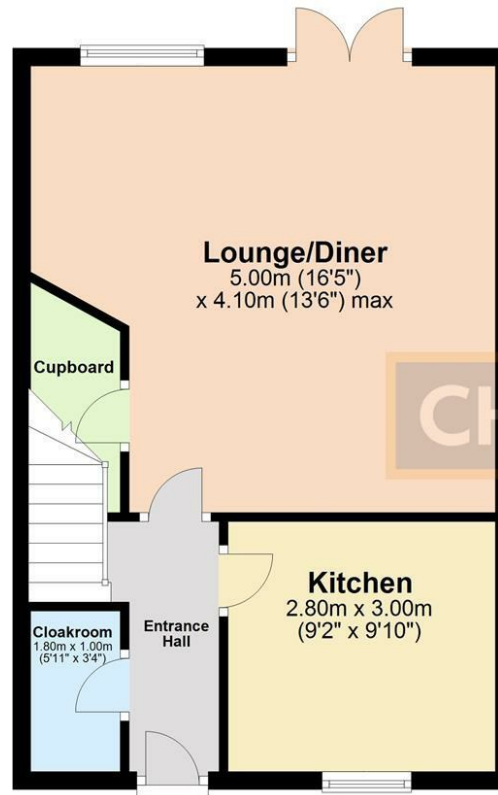


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		83
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,525 PCM
Council Tax Band - D
Local Authority - Uttlesford

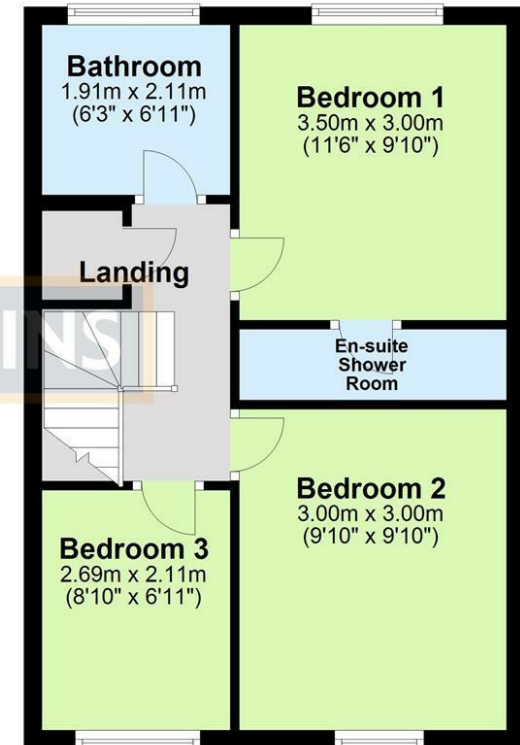
Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)

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

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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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