



Northfield Road, Saffron Walden, CB11 3EP

CHEFFINS

Northfield Road

Saffron Walden,
CB11 3EP



£1,500 PCM

- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- THREE BEDROOMS
- CONSERVATORY
- GARDEN
- DRIVEWAY
- GARAGE
- AVAILABLE NOW
- COUNCIL TAX BAND D

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancellation list. Well presented three bedroom semi detached home which has been extended to the rear providing additional living space. Ample driveway parking as well as garage and garden to the rear. Offered on an unfurnished basis and available now. EPC Rating C and Council Tax Band D





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 door leading through to lounge and stairs ascending to first floor.

LOUNGE

With large window overlooking the front aspect, opening leading through to dining area and electric fireplace.

DINING ROOM

With doors leading through to kitchen and conservatory.

KITCHEN

With low level cupboards with worktop over as well as freestanding cooker. Space and plumbing for washing machine and space for under counter fridge freezer. There is also a pantry for additional storage.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms and large window overlooking side aspect.

MASTER BEDROOM

With fitted wardrobe and window overlooking rear aspect.

BEDROOM TWO

With fitted wardrobe and window overlooking front aspect.

BEDROOM THREE

With window overlooking front aspect as well as storage cupboard.

BATHROOM

White three piece suite with shower over bath and heated towel rail. Obscured window overlooking rear aspect.

OUTSIDE

Externally the property benefits from garden to the rear as well as driveway providing ample parking and garage.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit - £346.00

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

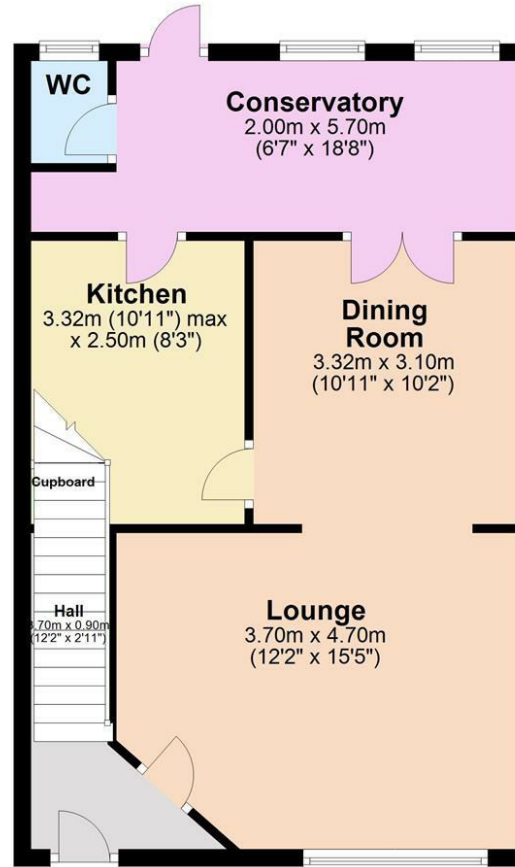






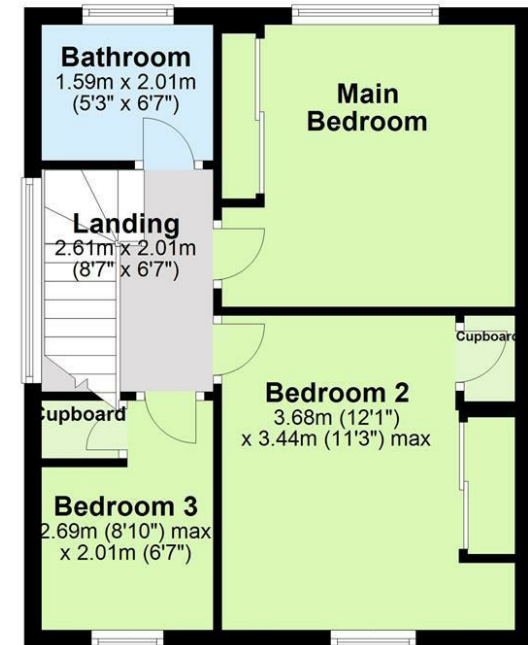
Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,500 PCM

Council Tax Band - D

Local Authority - Uttlesford

Total area: approx. 91.9 sq. metres (989.0 sq. feet)

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.