



Sweet Mead, Saffron Walden, CB10 2EG

**CHEFFINS**



## Sweet Mead

Saffron Walden,  
CB10 2EG

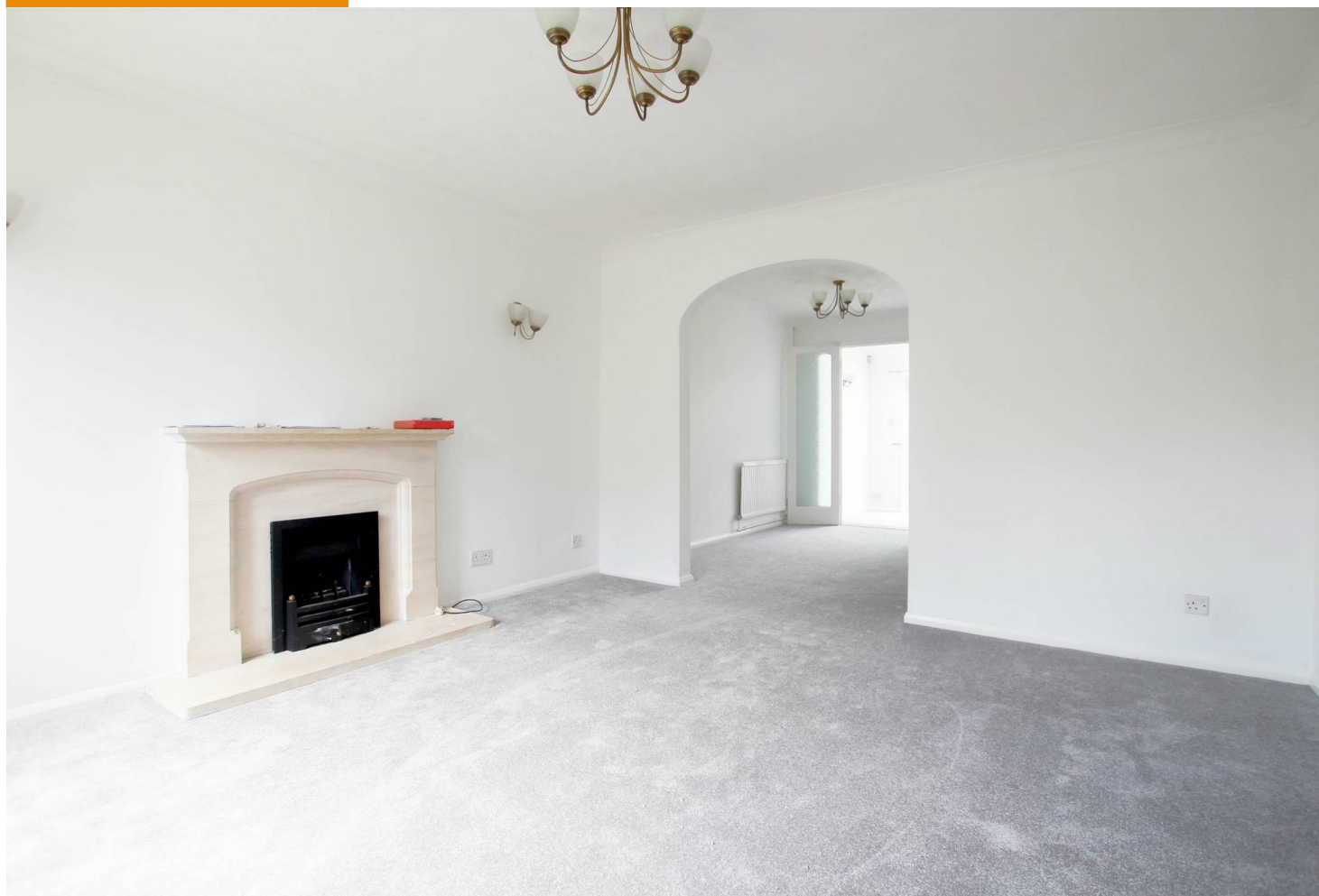
A substantial four bedroom detached home with spacious living area, driveway and garage. Positioned walking distance from all local amenities. Offered on an unfurnished basis and available late July. EPC Rating D and Council Tax Band E

### 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.

 4  2  2

**£1,950 PCM**





## GROUND FLOOR

### ENTRANCE HALL

With doors leading through to adjoining rooms. Stairs ascending to first floor.

### LOUNGE

With window overlooking the front aspect and electric fireplace. Opening through to the dining room.

### DINING ROOM

With doors leading through to the kitchen and snug area.

### SNUG

With patio doors leading out to garden and door through to Study.

### STUDY

With window overlooking the rear aspect.

### KITCHEN

With ample storage and work surface space, five burner gas cooker and fridge freezer. Door providing access to the enclosed garden.

### UTILITY ROOM

With space and plumbing for a washing machine as well as storage cupboards with counter over. Sink with glazed window above.

### W/C

With low level W/C and wash hand basin.

## FIRST FLOOR

### LANDING

With doors leading through to adjoining rooms.

## BEDROOM ONE

With window overlooking the rear aspect and door through to the en suite shower room.

### EN SUITE

Three piece suite comprising shower cubicle, W/C and wash hand basin. Glazed window overlooking the front aspect.

## BEDROOM TWO

With window overlooking front aspect and fitted wardrobes.

## BEDROOM THREE

With window overlooking rear aspect.

## BEDROOM FOUR

With window overlooking front aspect and storage cupboard with rail.

## BATHROOM

Three piece suite with W/C, wash hand basin and bath with shower over,

## OUTSIDE

Externally the property benefits from enclosed garden to the rear with patio and area laid to lawn. Garden area to the front of the property as well as driveway and garage.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding Deposit : £450.00

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		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	64	80	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

£1,950 PCM  
Council Tax Band – E  
Local Authority – UTTLESFORD

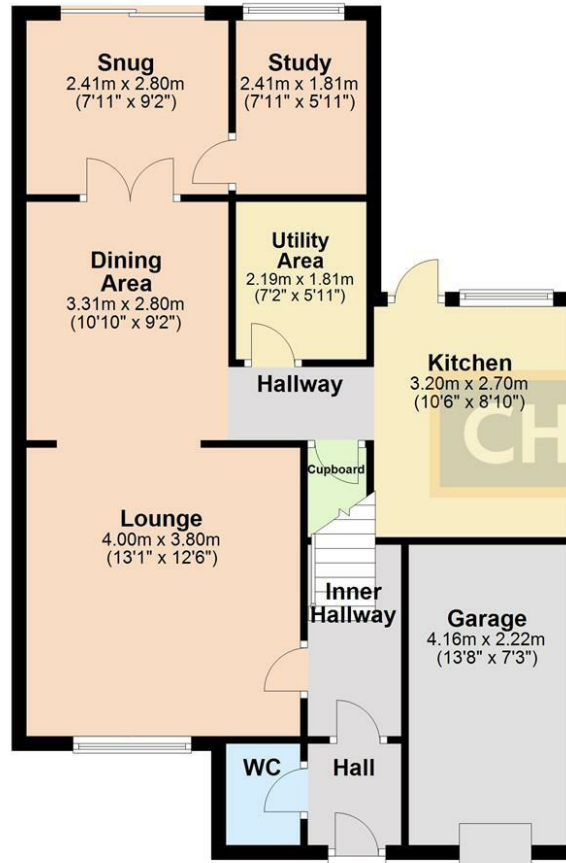
Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

## Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 121.6 sq. metres (1308.5 sq. feet)

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

