



Crawley Hobbs Close, Saffron Walden, CB11 4GD

CHEFFINS

Crawley Hobbs Close

Saffron Walden,
CB11 4GD

A modern, two bedroom property with off street parking for two vehicles and walking distance to local amenities. Comprising kitchen, living/dining room, family bathroom and two bedrooms as well as en suite to the mater. Available on an unfurnished basis and available early December.

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.

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£1,300 PCM





GROUND FLOOR

ENTRANCE HALL

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

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin with obscure double glazed window to the front aspect.

KITCHEN

Fitted with a range of base and eye level units with worktop over, integrated oven with gas hob and extractor fan over, stainless steel sink with mixer tap and drainer, cupboard housing the combi gas boiler, washing machine and fridge freezer. Double glazed window to the front aspect.

LIVING ROOM

Carpeted throughout, large double glazed windows and patio doors to the rear aspect leading out onto the landscaped garden.

FIRST FLOOR

LANDING

Carpeted throughout, cupboard housing the pressurised hot water cylinder and doors leading to adjoining rooms.

BEDROOM 1

Carpeted throughout, built in wardrobe with sliding doors and built in shelves and rail. Large double glazed window to the rear aspect. Leading into:

EN SUITE SHOWER ROOM

Three piece suite comprising built in shower cubicle, fully tiled with shower head over, low level WC and pedestal wash hand basin, heated towel rail, extractor fan over and obscure double glazed window to the rear aspect.

BEDROOM 2

Carpeted throughout with two double glazed windows to the front aspect.

BATHROOM

Three piece suite comprising deep panelled bath with stainless steel mixer tap and separate shower head over, low level WC, vanity unit with ceramic sink and storage under, tiled throughout, radiator, extractor fan over, double glazed window with frosted to the side aspect.

OUTSIDE

There is a landscaped garden to the rear with patio area and lawn, garden shed and off street parking to two cars.

VIEWINGS

By appointment through the Agent's.

LETTING AGENT NOTES

Holding Deposit : £300.00

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

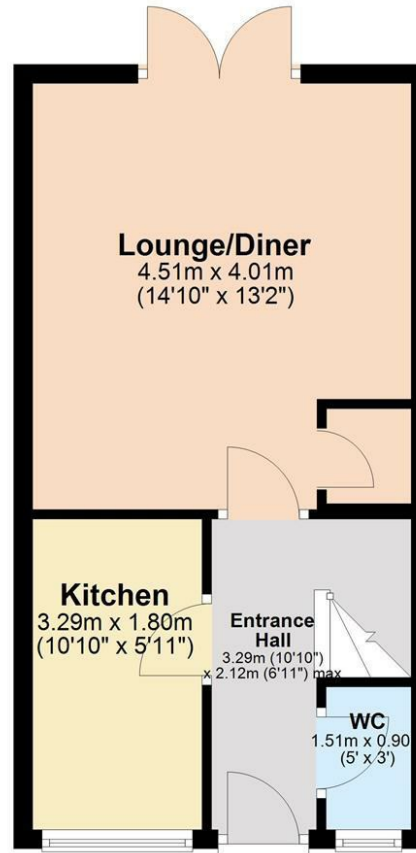


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
EU Directive 2002/91/EC		

£1,300 PCM
Council Tax Band – D
Local Authority – Uttlesford

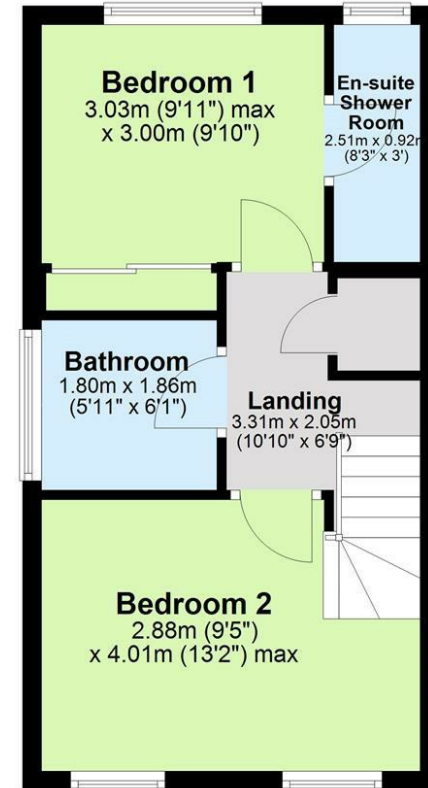
Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 63.4 sq. metres (682.5 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.

