



ELM GROVE, SAFFRON WALDEN

PRICE – £1,600 PCM

- AVAILABLE FROM 01/08/2025
- UNFURNISHED
- DEPOSIT OF £1,846
- 2 BEDROOM MID-TERRACED HOUSE TO LET
- LARGE LIVING ROOM DINER WITH FRENCH DOORS TO REAR
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO BEDROOMS
- OFF-STREET PARKING FOR ONE VEHICLE TO SIDE OF PROPERTY
- BEAUTIFUL LOW-MAINTENANCE REAR GARDEN

We are delighted to offer this 2 bedroom mid-terraced home to let, located within Saffron Walden. The ground floor boasts a kitchen with integrated appliances, and a large living room diner with French doors to rear. The first floor comprises of 2 bedrooms, with en-suite to principal bedroom and built-in wardrobes to both bedrooms, and a four piece family bathroom. Externally, there is off-street allocated parking for one vehicle to the side, as well as a stunning, low-maintenance rear garden with large entertaining patio, raised flower beds and timber shed.





With timber door opening into:

Entrance Hall

With ceiling lighting, turned staircase up to first floor landing with fitted carpet, further tiled flooring to hallway, understairs storage cupboard with fuseboard, wall mounted radiator, doors to rooms.

Kitchen

Comprising a contemporary kitchen with eye and base level cupboards and drawers with complimentary stone effect square-ridge worksurface and aqua board style splashback, single bowl single drainer stainless steel sink unit with pot-wash style mixer tap, 4-ring electric hob with oven under and extractor fan above, integrated fridge-freezer, recess and power for dishwasher, integrated washing machine, cupboard housing boiler, window to front, inset ceiling downlighting, wall mounted radiator, array of power points, wood effect laminate flooring.

Living Room Diner 18'0" x 12'9"

With windows and French doors out to rear entertaining patio and garden beyond, ceiling and wall mounted lighting, wall mounted radiators, TV and power points, fitted carpet.

First Floor Landing

With access to loft, ceiling lighting, smoke alarm, fitted carpet, doors to rooms.

Bedroom 1 – 12'10" x 9'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, built-in double wardrobe, door to;

En-suite

Comprising an aqua board panelled and glazed shower cubicle with integrated twin-head shower, close coupled WC, pedestal wash hand basin with twin tap, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, electric shaving point, tiled flooring.

Bedroom 2 – 11'4" x 9'0"

With built-in wardrobes and over-bed storage, ceiling lighting, wall mounted radiator, power points, fitted carpet, sliding sash window with far reaching town and Church views.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, close coupled WC, half-tiled surround, fully tiled and glazed shower cubicle with integrated twin-head shower, wall mounted chromium heated towel rail, obscure and sliding sash window to front, tiled flooring, inset ceiling downlighting, extractor fan, electric shaving point.

OUTSIDE

The Front

The front of the property is approached via paved steps leading to front door, towards the side of the property there is off-street allocated parking for one vehicle.

Rear Garden

A beautiful, low-maintenance terraced garden with large entertaining patio, raised flower beds and timber shed to rear, retained by close boarded fencing with outside lighting and water points to also be found.



DETAILS

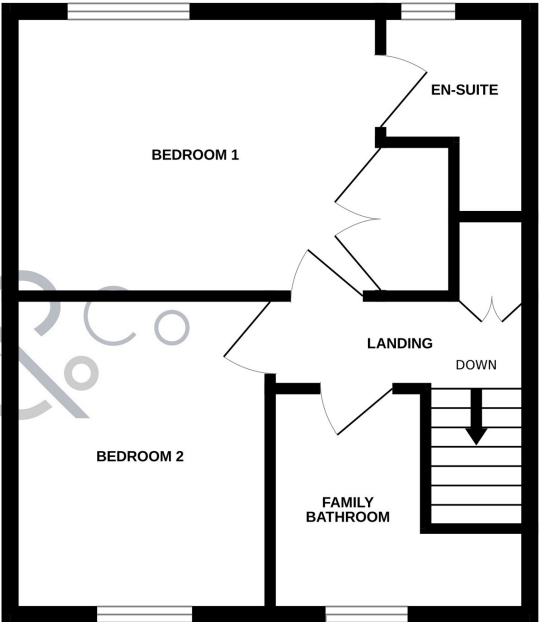
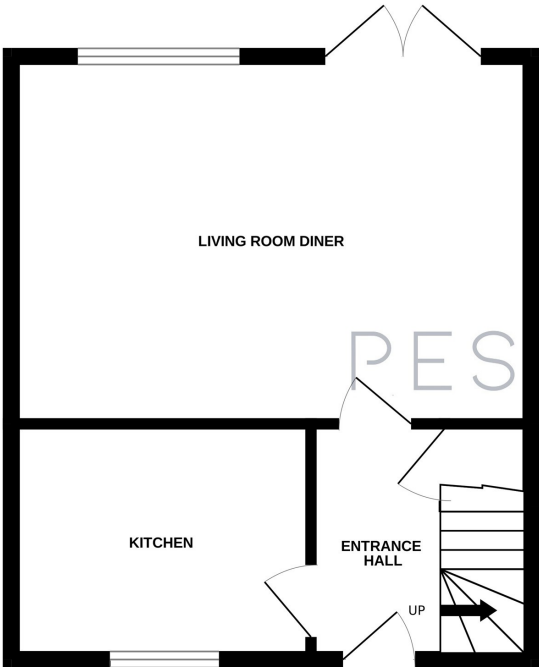
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

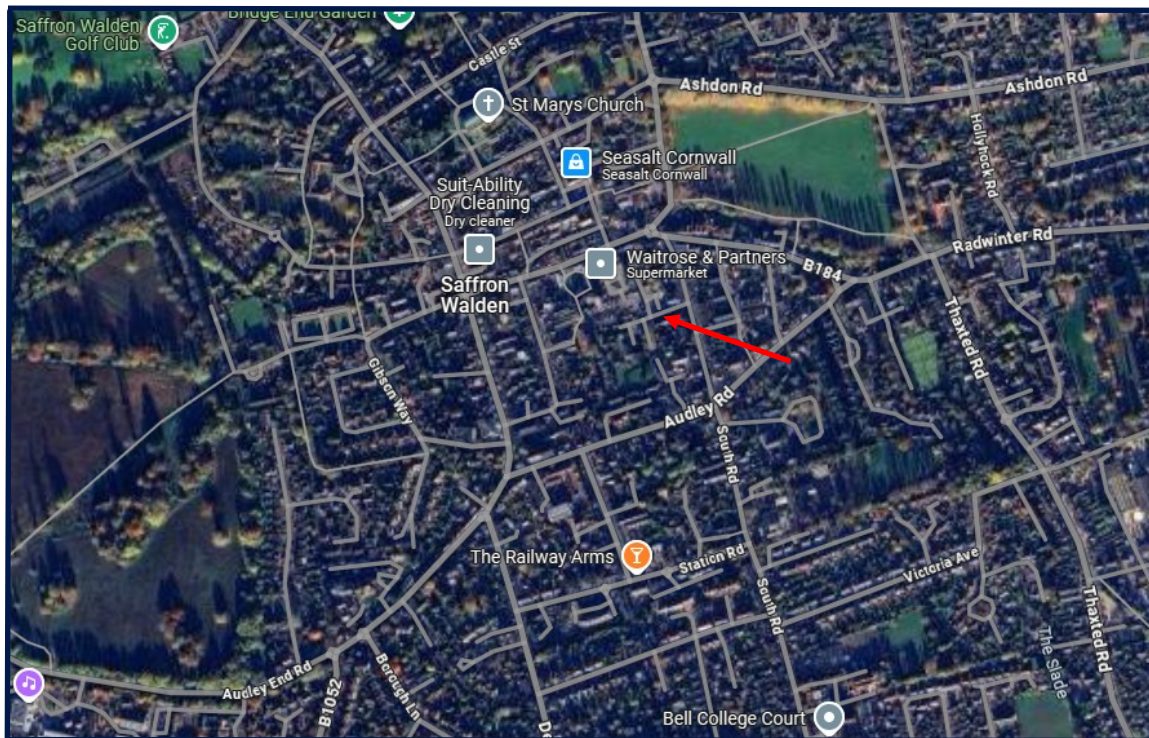


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Elm Grove is situated within the idyllic market town of **Saffron Walden**, offering an abundance of shops eateries and recreational facilities. It is located north of Bishop Stortford, South of Cambridge and North of London. There is a Mainline station which is only a short drive away supplying railway links to London Liverpool Street and there is easy access to the M11 and London Stansted Airport.

DIRECTIONS



FULL PROPERTY ADDRESS

36 Elm Grove, Saffron Walden, Essex, CB10 1NA

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage, mains water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 01/07/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?