

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



3, Saffron Way, Little Canfield, Nr Dunmow, Essex, CM6 1HF

Guide price £475,000

HIGH SPECIFICATION FOUR BEDROOM FAMILY HOME LOCATED IN A QUIET STREET ON THE POPULAR PRIORS GREEN DEVELOPMENT.

OFFERED FOR SALE WITH NO ONWARD CHAIN AND READY TO MOVE INTO AS SOON AS REQUIRED, this substantial family home has accommodation arranged over two levels. On the ground floor there is a large kitchen/dining room, WC and 20ft sitting room. The kitchen has high quality fixtures and fittings including granite work tops and integrated appliances. On the first floor there is a large principle bedroom suite and three further bedrooms, plus a family bathroom. Three of the four bedrooms benefit from fitted wardrobes.

To the rear there is a private and part walled garden, two private parking spaces and a single garage.

Priors Green is a sought-after development in the pretty village of Little Canfield, situated between the market towns of Bishop's Stortford and Great Dunmow. Saffron Way is a quiet and tucked away but still within a short walk of Takeley Primary School, a Tesco Express and a variety of other shops. Stansted Airport is a 5 minute drive, the M11 junction at Bishop's Stortford is a 10 minute drive away and the nearby towns offer a greater range of amenities. There are also bus stops serving Chelmsford, Stansted Airport and Bishop's Stortford.

EPC Rating B / Council Tax Band E £2551.69 (2024/25). NO ESTATE SERVICE CHARGES.



Spacious Entrance Hall

With doors to all rooms, stairs to first floor, under-stairs storage cupboard with consumer unit and electricity meter.



Ground Floor WC

Double glazed window to front, tiled floor, basin and WC.

Large Sitting Room

20'8" x 12'4" (6.30m x 3.76m)

Impressive reception room with double doors to the rear garden and feature gas fire.



High Quality Kitchen/Dining Room

16'8" max x 12'11" (5.10m max x 3.95m)

Fitted with a quality range of wall and base units, granite work tops and integrated appliances including double oven plus microwave oven, fridge/freezer, dishwasher and inset 5 ring gas hob with extractor over. There is a wall mounted Potterton gas fired boiler.



First Floor Landing

Doors to all rooms, radiator, access to loft space and door to airing cupboard with hot water cylinder and fitted shelving.

Bedroom 1

11'1" x 11'0" (3.38m x 3.37m)

Impressive principle bedroom with large fitted double wardrobe and double glazed window to front.



En-Suite Shower Room

Modern shower room with double glazed window to side, shower, WC and basin.



Bedroom 2

12'10" x 9'3" (3.93m x 2.83m)

Spacious double bedroom with fitted double wardrobe and double glazed window to the rear.



Bedroom 3

10'6" x 7'7" (3.21m x 2.33m)

Built in double wardrobe, double glazed window to the front.



Bedroom 4

9'3" x 7'8" (2.83m x 2.36m)

Double glazed window to the rear.



Family Bathroom

9'1" x 6'10" (2.77m x 2.09m)

Double glazed window to the side, bath, basin, WC and heated towel rail.



Rear Garden

Private and part walled rear garden with shed. Gated rear access to single garage and parking.



Single Garage & Parking

There is one allocated parking space in front of the garage and a further allocated parking space nearby in the block paved courtyard.



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

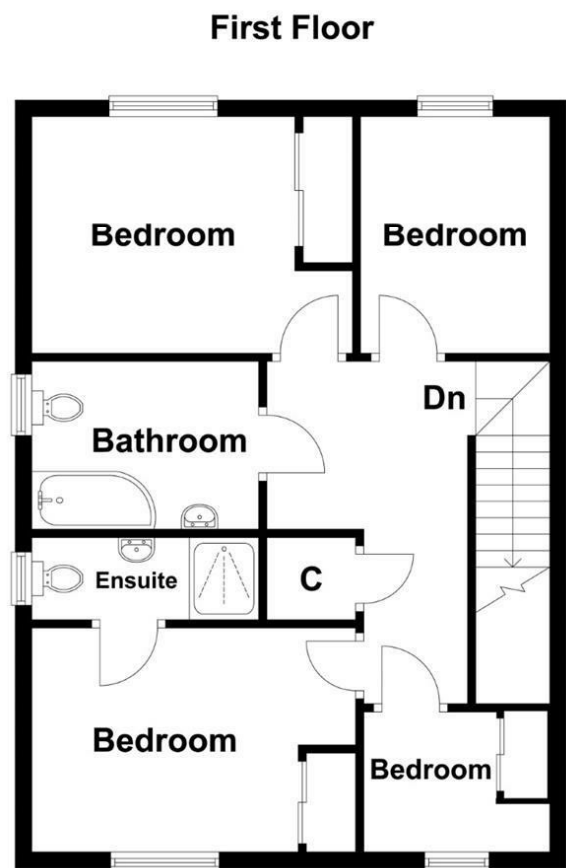
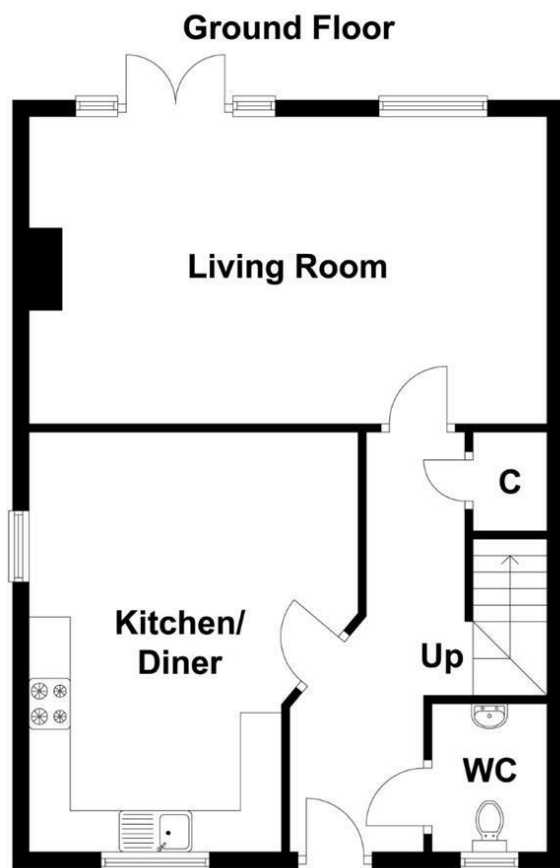
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.



APPROX GROSS INTERNAL FLOOR AREA 112.8 SQM (1214.16 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE