



Walden Road, Swards End, Saffron Walden

Price: Freehold £350,000

- Fantastic village location
- Super rear garden
- Two double bedrooms
- Good sized kitchen/dining room
- Good access to local amenities
- Loads of charm

EPC Rating: E



A fantastic two bedroom cottage with loads of character and charm! With a fantastic rear garden, an early viewing is essential!

Sewards End is a small village just 2 miles from Saffron Walden, with a small church and modern village hall. Tesco supermarket is half a mile away. Saffron Walden is an old market town with many ancient buildings, a magnificent parish church and a tree lined high street. It is a good shopping centre and boasts three supermarkets. The leisure centre, a good primary school and a golf course are all within easy distance of Sewards End.

Entrance:

Wooden door to Porch:

Sitting Room:

11' 2" x 10' 2" (3.40m x 3.09m)

Open fireplace with tiled hearth and picture tile surround, shelved alcoves to either side. Window to front.

Kitchen/Dining Room:

Kitchen Area:

10' 5" x 8' 8" (3.17m x 2.64m)

A fitted kitchen with hardwood worktops providing ample work and storage space and plumbing for both washing machine and dishwasher. Belfast sink with window overlooking the rear garden.

Dining Area:

11' 11" x 11' (3.63m x 3.35m)

Stairs rising to first floor with good storage under. Underfloor heating which also runs through to the kitchen area. Window to front.

Inner Hallway:

With access to loft space and doors to rear garden and:

Bathroom:

7' 5" x 6' 9" (2.26m x 2.05m)

With panelled bath with mixer taps and shower over, low level WC, and wash basin. Tiled floor and window to rear.

First Floor Landing:

Window to front.

Bedroom 1:

11' 3" x 10' 2" (3.42m x 3.09m)

Two built-in wardrobes. Access to loft space and window to front.

Bedroom 2:

9' 3" x 8' 10" (2.81m x 2.69m)

Built in cupboards and window to rear.

Outside:

To the front is a small courtyard area.

The rear garden is fantastic and is over 90' long, laid mainly to lawn with patio area. There is a shed to the rear benefiting from power and light.

Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band C.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101222 - 0003



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101222 - 0003