



Basil Way, Saffron Walden, CB11 3AW

**CHEFFINS**

## Basil Way

Saffron Walden,  
CB11 3AW

- Detached
- Three bedrooms
- Open plan kitchen/diner
- En-suite to principle bedroom
- Private rear garden
- Driveway parking
- Contemporary accommodation

A contemporary three bedroom detached home tucked away in a stylish development. Enjoying bright and well proportioned living accommodation throughout, the property benefits from private rear garden together with driveway parking.

3 2 1



Guide Price £465,000



## 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.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to first floor with understairs storage cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with part-tiled wall, low level WC, obscure double glazed window to the front aspect.

### RECEPTION ROOM

Dual aspect with double glazed windows to the side and front.

### KITCHEN/DINING ROOM

Dual aspect with double glazed windows to the side and rear together with double glazed patio doors leading directly into the garden. Fitted with a range of base and eye level units with worktops over, four ring gas hob with extractor hood above, integrated dishwasher, stainless steel sink, space for free-standing fridge freezer, integrated washer/dryer.

## FIRST FLOOR

## LANDING

Access to the loft space which is part-boarded and insulated and doors to adjoining rooms.

### PRINCIPAL BEDROOM

Double glazed window to the front aspect, built-in storage cupboard, door to:-

### SHOWER ROOM

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard space, low level WC, part-tiled walls and obscure double glazed window to the side aspect.

### BEDROOM TWO

Double glazed window to the front aspect.

### BEDROOM THREE/STUDY

Double glazed window to the side aspect.

### FAMILY BATHROOM

Comprising panelled bath with shower attachment above, ceramic wash basin, low level WC, part-tiled walls and obscure double glazed window to the front aspect.

## OUTSIDE

To the rear of the property is driveway providing off-street parking for two vehicles with an EV charging point. Gated side access leads to the generous south-westerly facing rear garden which features a patio and is predominantly laid to lawn together with a timber storage shed.

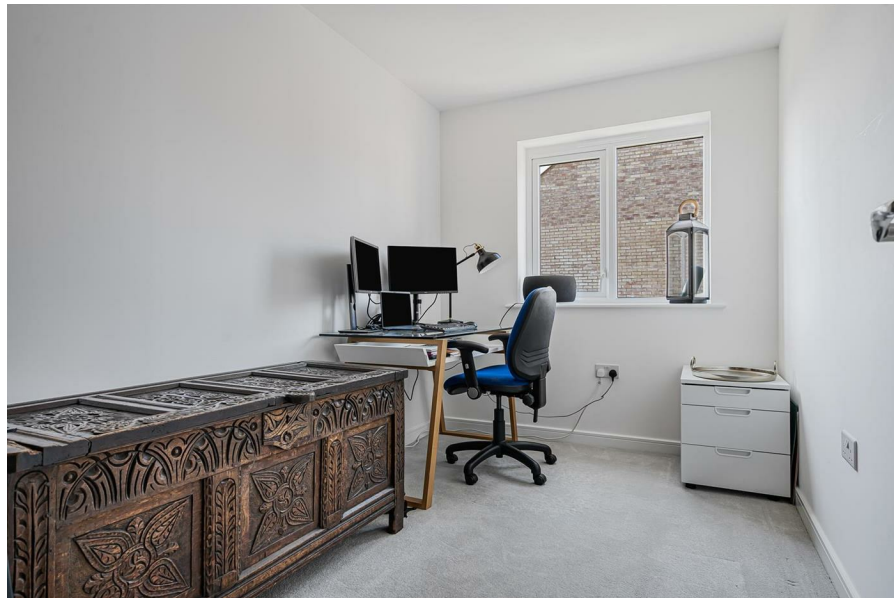
### AGENT'S NOTE

There is an annual Estate Management Charge of approximately £300 p.a.

### VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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Tenure - Freehold

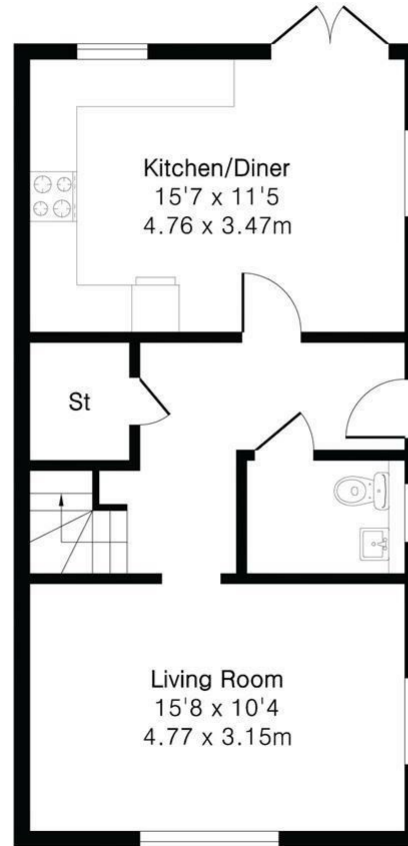
Council Tax Band - E

Local Authority - Uttlesford

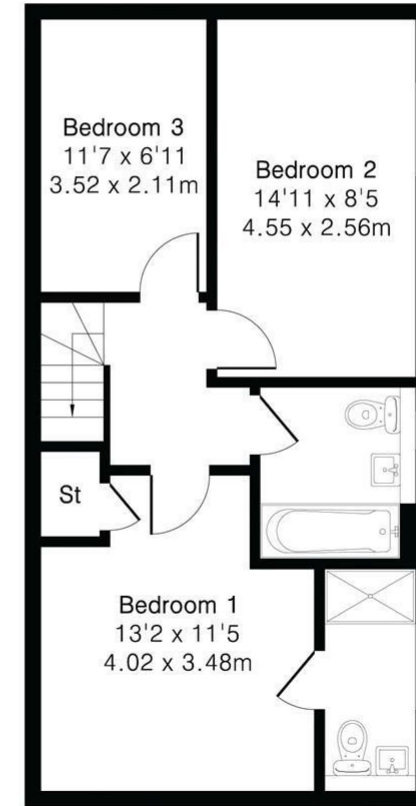
### Approximate Gross Internal Area 1008 sq ft - 94 sq m

Ground Floor Area 504 sq ft - 47 sq m

First Floor Area 504 sq ft - 47 sq m



Ground Floor



First Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, 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.