



Jennings Road, Saffron Walden, CB11 3NJ

CHEFFINS

Jennings Road

Saffron Walden,
CB11 3NJ

4 2 2

Guide Price £725,000

- Modern detached house
- Convenient for local amenities
- Four bedrooms
- Studio/bedroom five
- En suite and family bathroom
- Driveway, garage and off-street parking

A stunning four bedroom home situated in a popular residential location with a pleasant aspect over the green. The property offers bright and well-proportioned accommodation, together with a landscaped garden, home office/bedroom five, driveway and garage.





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 the first floor with understairs storage cupboard, doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC.

SITTING ROOM

Window and French doors to the rear aspect.

STUDY

Window to the front aspect.

KITCHEN/DINING ROOM

The kitchen area is fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, integrated appliances of dishwasher, fridge freezer, induction hob with overhead extractor, electric double oven, windows to the front and rear aspects, door to:-

UTILITY ROOM

Space and plumbing for washing machine, stainless steel sink unit, low level WC, partially glazed door with access to the garden.

FIRST FLOOR

LANDING

Window to the front aspect, access to the loft space, door to airing cupboard and adjoining rooms.

BEDROOM 1

Window to the rear aspect with views of the garden and fitted wardrobes, door to:-

EN SUITE

Comprising shower enclosure, ceramic wash basin, low level WC, heated towel rail and an obscure glazed window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Dual aspect with windows to the rear and side.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin, panelled bath with shower attachment, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a garden with mature shrubs bordering with a paved pathway leading to the front

door with covered porch and an additional adjoining side garden. A block-paved driveway provides off-street parking with EV charging point and access to a garage with an adjoining studio/bedroom 5. The rear garden features a paved Indian sandstone terrace area with a pergola, ideal for al fresco dining and entertaining, with the remainder of the garden being predominantly laid to lawn, bordered by flower beds and gated side access for added convenience.

GARAGE

Fitted with up and over door, power and lighting connected and a personal glazed side door with access into the garden.

STUDIO/BEDROOM 5

French doors together with windows to the side aspect.

VIEWINGS


By appointment through the Agents.

AGENT'S NOTE

There is an annual Estate Management Charge of approximately £320 p.a.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £725,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford

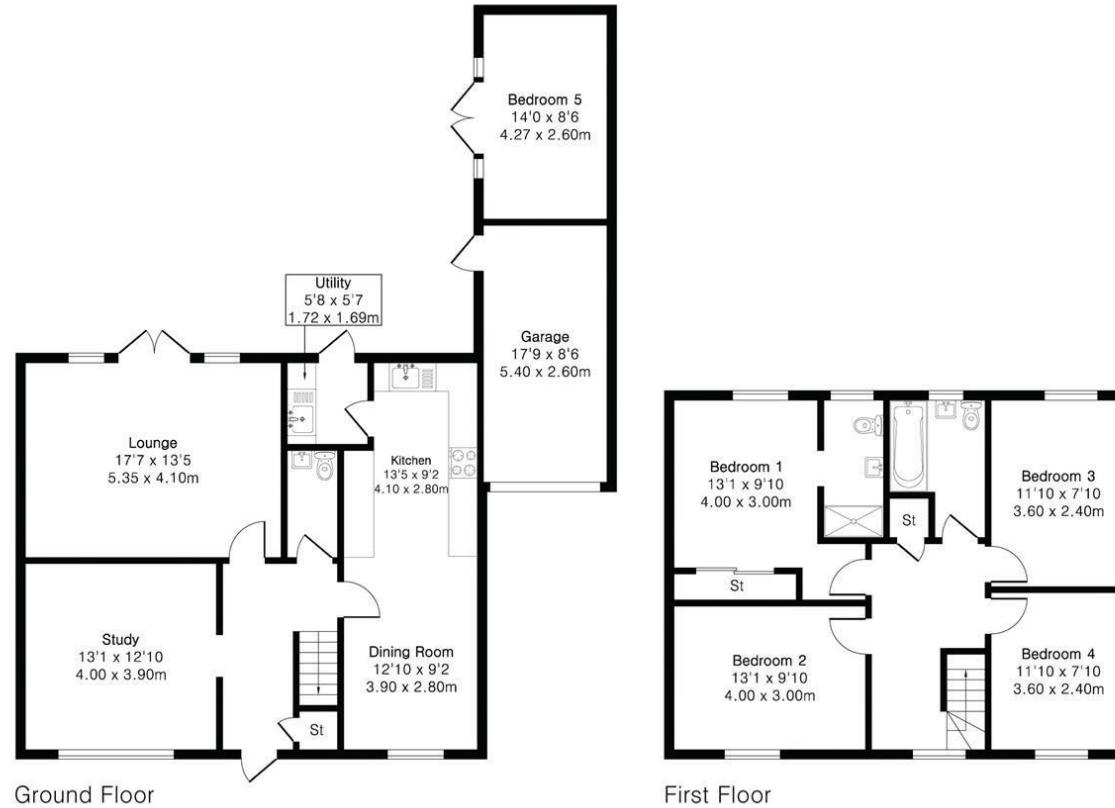


**Approximate Gross Internal Area 1564 sq ft - 145 sq m
(Excluding Garage)**

Ground Floor Area 822 sq ft – 76 sq m

First Floor Area 742 sq ft – 69 sq m

Garage Area 272 sq ft – 25 sq m



[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>.

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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.

