



Rowntree Way, Saffron Walden, CB11 4DL

CHEFFINS

Rowntree Way

Saffron Walden,
CB11 4DL

A well presented, detached two bedroom bungalow situated in a sought after area of the town. Comprising two bedrooms, kitchen/breakfast room/diner, living room, bathroom, enclosed garden and garage. Available now on an unfurnished basis.

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.

2 1 1

£1,450 PCM





GROUND FLOOR

ENTRANCE PORCH

Leading into:

ENTRANCE HALL

Full length obscure glazed windows to front aspect, wood flooring, smoke detector, loft access with ladder, pendant ceiling light and doors leading to adjoining rooms.

LIVING ROOM

Fully carpeted, large window to front, TV point, feature gas fireplace with marble surround, CO detector, pendant light and 2 x wall lights and glazed double doors leading into the kitchen/diner.

CONSERVATORY

Vinyl flooring, pendant ceiling light, TV point, glazed double doors leading into the kitchen/diner.

KITCHEN/BREAKFAST ROOM/DINER

Fitted with a range of base and eye level units, with one and a half stainless steel sink with drainer with large window over, integrated washing machine, fridge and freezer, double oven, gas hob with pull out extractor over, ceiling mounted CO detector, space for dining table and spotlights.

BEDROOM 1

Fully carpeted, window to front aspect, built in wardrobe and pendant light.

BEDROOM 2

Fully carpeted, window to rear aspect, built in wardrobe and pendant light.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal sink unit, low level WC, vinyl flooring, extractor, obscure window to rear aspect, spotlights and airing cupboard with hot water cylinder.

OUTSIDE

To the rear of the property the garden is laid to lawn with a patio area, outside tap and side access as well as storage shed.

GARAGE

Up and over door to the front and door providing access to and from the garden.

VIEWINGS

Strictly by appointment through the Agent.

LETTING AGENT NOTES

Holding Deposit : £334.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,450 PCM

Council Tax Band - D

Local Authority - Uttlesford District

Council

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

Ground Floor

Approx. 114.5 sq. metres (1232.8 sq. feet)



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)



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