



Strachey Close, Saffron Walden, CB10 2GN

CHEFFINS

Strachey Close

Saffron Walden,
CB10 2GN

3 2 1

Guide Price £450,000

- Three bedrooms
- Landscaped rear garden
- Driveway parking
- Tucked away position
- En suite to principle bedroom
- Tandem garage

A well appointed and spacious, three bedroom link detached home in a tucked away location. Enjoying bright and well proportioned living accommodation throughout, the property benefits from driveway parking, landscaped garden and tandem 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 storage space underneath and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, integrated appliances of four ring gas hob with extractor above, oven and grill, dishwasher, washing machine, fridge and freezer, splashback tiles.

CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC.

RECEPTION/LIVING ROOM

Double glazed window to the rear aspect together with double glazed patio doors with access to the garden, generous built-in storage cupboard.

FIRST FLOOR**LANDING**

Built-in storage cupboard and doors to adjoining rooms.

BEDROOM 1

Double glazed window the front aspect, built-in wardrobe with sliding doors. Door to:-

EN SUITE

Comprising ceramic wash basin with splashback tiles, low level WC, walk-in shower enclosure, tiled wall and floor.

BEDROOM 2

Double glazed windows to the rear aspect overlooking the garden.

BEDROOM 3

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

BATHROOM

Comprising ceramic wash basin with splashback tiles, low level WC, panel bath with shower above, part-tiled walls and tiled floor, obscure double glazed window to the rear aspect.

OUTSIDE

A paved walkway leads to the front door with adjacent front garden with a range of mature shrubs, flowers. A block paved driveway provides off-street parking for two vehicles with gated side access to the recently landscaped rear tiered garden with part-patio, lawn, decking and a range of flowers, shrubs and trees bordering and a personal door to garage.

GARAGE

Fitted with an up and over door, power and lighting supply, space for free-standing fridge freezer and built-in work bench.

VIEWINGS

By appointment through the Agents.

SALES AGENTS NOTES

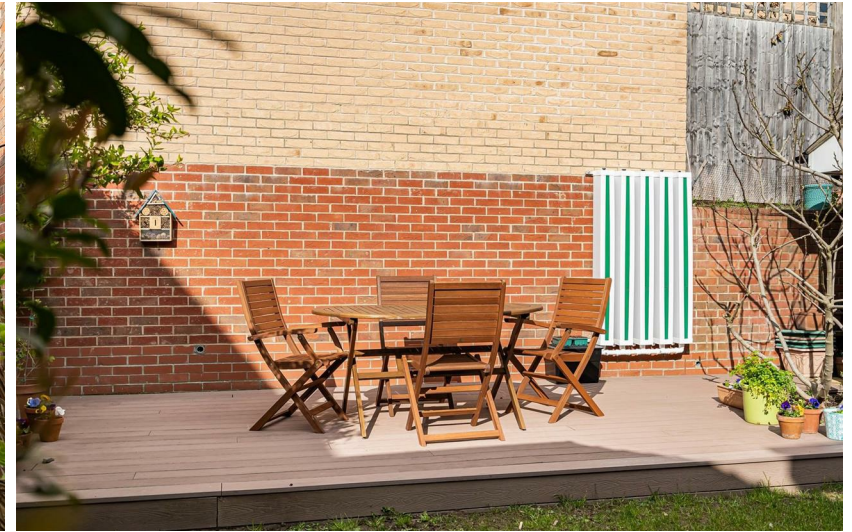
Please note there is an annual service charge of approx. £100 payable for the maintenance of the shared areas.

The property benefits from a solar panel (that heats the hot water system) which was installed when the property was built and is owned outright.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	86
(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 £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford

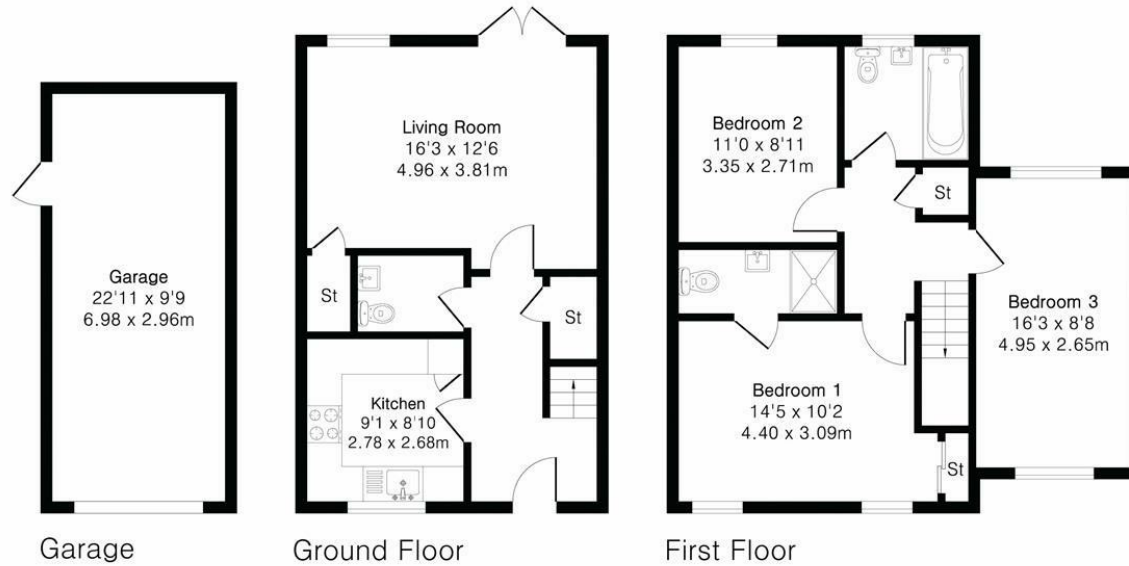


**Approximate Gross Internal Area 980 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 564 sq ft – 52 sq m

Garage Area 222 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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.

