



Thaxted Road, Saffron Walden, CB11 3AG

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3AG

4 2 3

Guide Price £595,000

- Detached, family home
- Conveniently located for the town centre
- Well-proportioned accommodation
- Principal bedroom with en suite
- Private, west-facing garden
- Double garage

A four bedroom, detached home set back from the road in a small courtyard development. The property enjoys spacious accommodation, together with a good sized, west facing garden and double 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 PORCH

Entrance door and obscure glazed window to the front aspect and doors to adjoining rooms and garage.

CLOAKROOM

Comprising pedestal wash basin, low level WC and obscure glazed window to the side aspect.

HALLWAY

Doors to adjoining rooms, stairs rising to the first floor with understairs storage cupboard and glazed window to the side aspect.

KITCHEN

Fitted with base and eye level units, stainless steel sink, integrated dishwasher, four ring gas hob with overhead extractor, electric double oven, space for a free-standing fridge freezer, glazed window to the front aspect.

DINING ROOM

Glazed window to the side aspect.

SITTING ROOM

Featuring a red brick fireplace with gas fire and two sets of sliding glazed doors into:-

CONSERVATORY

Glazed windows to the rear and side aspects together with French doors with access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to loft space.

BEDROOM 1

Glazed window to the rear aspect, fitted wardrobe and door to:-

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the side aspect.

BEDROOM 2

Glazed window to the front aspect and fitted wardrobes.

BEDROOM 3

Glazed window to the rear aspect and fitted wardrobes.

BEDROOM 4

Glazed window to the front aspect and fitted wardrobes.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC,

bidet, P-shaped bath with overhead shower attachment, heated towel rail and obscure glazed window to the side aspect.

OUTSIDE

The property is approached via a driveway which is shared with the neighbouring properties and provides access to the double garage. To the rear of the property is a paved terrace area, perfect for al fresco entertaining, a central lawn with beds bordering with a partitioning wall in the middle and a wrought iron gate leading to an area laid to lawn with a further patio, two sheds and summer house.

DOUBLE GARAGE


Fitted with an up and over door, power and lighting connected and windows to the side and rear aspects.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure – Freehold

Council Tax Band – E

Local Authority – Uttlesford



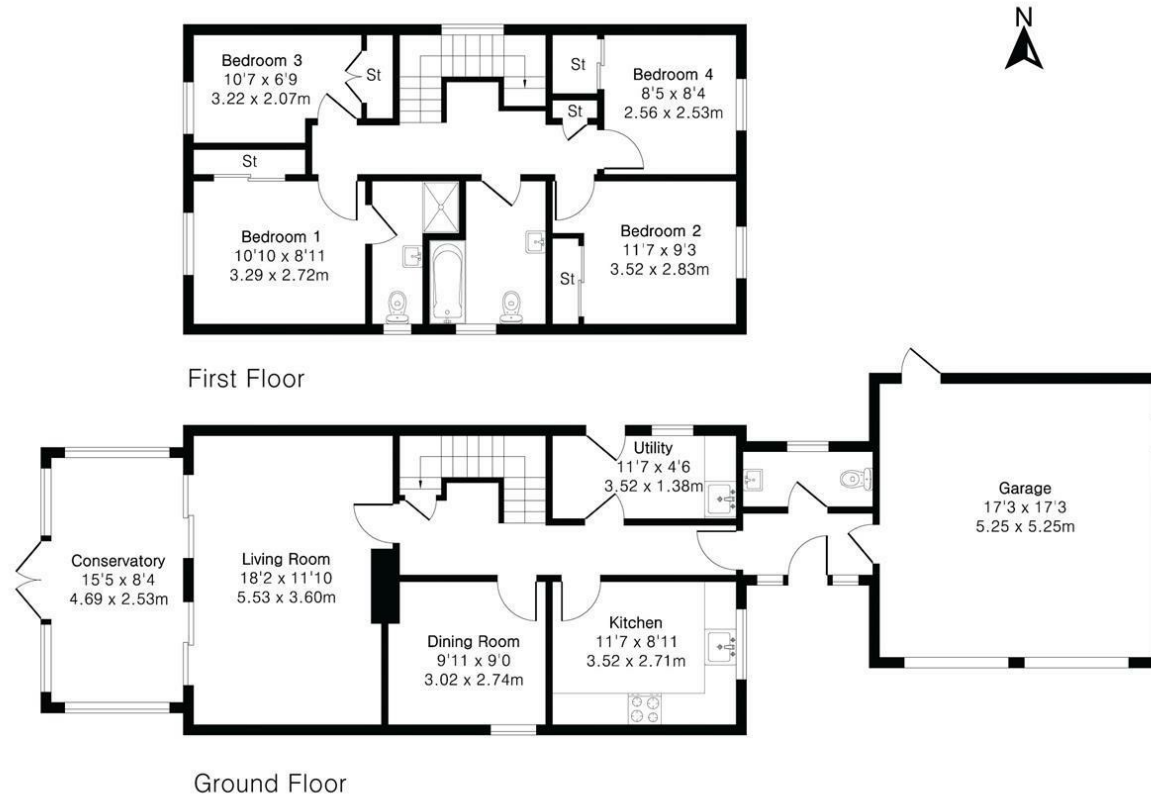


**Approximate Gross Internal Area 1445 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 620 sq ft – 58 sq m

Garage Area 297 sq ft – 28 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.

