



Crawley Hobbs Close, Saffron Walden, CB11 4GD

**CHEFFINS**

## Crawley Hobbs Close

Saffron Walden,  
CB11 4GD

- Detached, two double bedroom home
- Spacious reception room
- Ensuite & bathroom
- Low maintenance rear garden
- Covered off-street parking
- Ideally located for the town's facilities

An attractive, two double bedroom house enjoying well-presented accommodation, together with off-street parking. The property is set in a small, sought-after development. Offered chain free.



**Guide Price £400,000**





## 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

Glazed entrance door with porch over, staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising WC, vanity wash basin and obscure double glazed window.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, gas hob with oven below, free-standing dishwasher and fridge freezer, integrated washer/dryer and double glazed window to the front aspect.

### RECEPTION ROOM

A spacious and well-proportioned room with understair storage cupboard and a pair of double glazed doors with adjoining full height double glazed panels leading through to:

### CONSERVATORY

Three quarter height double glazed windows to three aspects and a reflective solar double glazed roof.

The conservatory is an excellent addition to the accommodation, with electric underfloor heating and a pair of double glazed doors leading to the terrace and garden.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, access to the loft space and built-in airing cupboard housing the pressurised hot water cylinder and slatted shelving.

### BEDROOM 1

Double glazed window to the rear aspect, built-in wardrobe and door to:

### EN SUITE

Comprising shower enclosure, WC, wash basin and obscure double glazed window.

### BEDROOM 2

A pair of double glazed windows to the front aspect.

### BATHROOM

Comprising panelled bath with shower over, vanity wash basin, WC

with hidden cistern and obscure double glazed window.

## OUTSIDE

The property is set in a small, attractive development within a no-through road. To the side of the property are two covered off-street parking spaces with gated access to the rear garden. The garden is designed for low-maintenance, being block paved to provide an outdoor seating area with well-stocked mature planting and hedging.

## AGENT'S NOTE

There is an Estate Management charge of £190 p.a.

There are two solar panels on the front roof elevation. Excess energy is sold back to the grid via a Feed In Tariff.

## VIEWINGS

By appointment through the Agents.







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 79        |
| (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 EU Directive 2002/91/EC     |         |           |

Guide Price £400,000

Tenure - Freehold

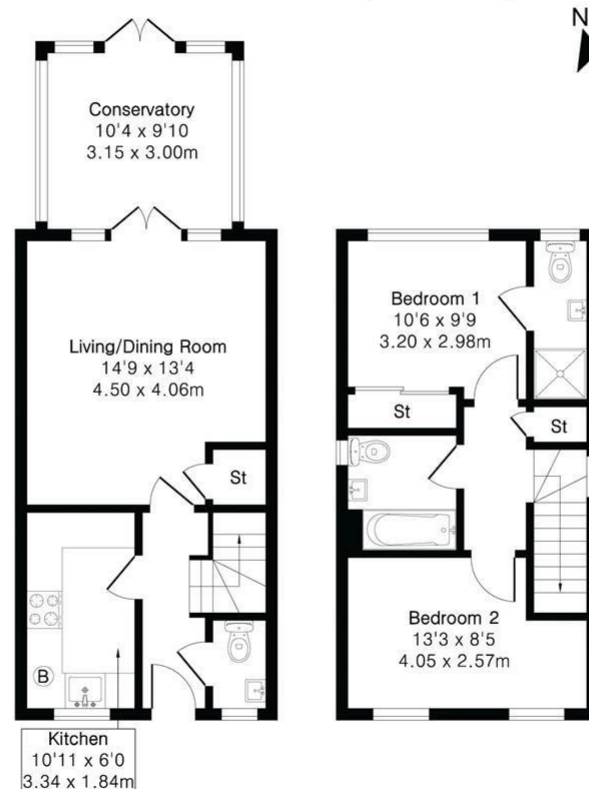
Council Tax Band - D

Local Authority - Uttlesford

**Approximate Gross Internal Area 807 sq ft - 75 sq m**

Ground Floor Area 458 sq ft - 43 sq m

First Floor Area 349 sq ft - 32 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>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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