

Harts Yard, Saffron Walden, CB10 1FA

CHEFFINS

CHEFFINS

Harts Yard

Saffron Walden,
CB10 1FA

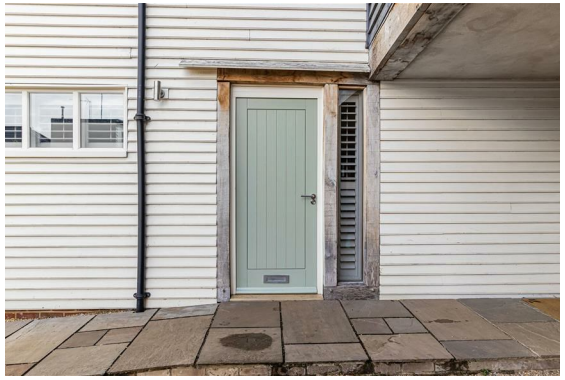
2 1 1

Guide Price £525,000



- Charactrul two bedroom home
- Impressive vaulted kitchen, dining and sitting room
- Offering the convenience of having all the town's amenities on your doorstep
- Cart lodge
- Secluded west facing garden
- High specification

Nestled in the centre of the town, this charming two-bedroom home provides high-specification accommodation, centred around an impressive vaulted kitchen, dining and sitting room that creates the perfect space for entertaining. The property is further enhanced by a cart lodge and a private west-facing garden.















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

VAULTED ENTRANCE HALL
Entrance door, staircase rising to the first floor and doors to adjoining rooms.

PRIMARY BEDROOM
Windows to the front and side aspects and fitted wardrobes.

BATHROOM
Comprising ceramic wash basin, low level WC, panelled bath with shower attachment, separate shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 2
French doors to the side aspect.

FIRST FLOOR

KITCHEN
Fitted with a range of base and eye level units incorporating central island, sink, electric oven, induction hob, dishwasher, full height fridge and freezer. Door to airing cupboard housing the gas fired boiler and shelving. Glazed French doors to the side aspect opening to a Juliet balcony.

SITTING/DINING ROOM
Window to the front aspect and part-glazed doors opening to a Juliet balcony.

OUTSIDE
The property has cart lodge parking and a west-facing courtyard garden with an attractive brick wall bordering. A pathway leads from the rear of the property leads to a further garden with raised decking and gravelled area with a shed providing useful storage.

VIEWINGS
By appointment through the Agents.





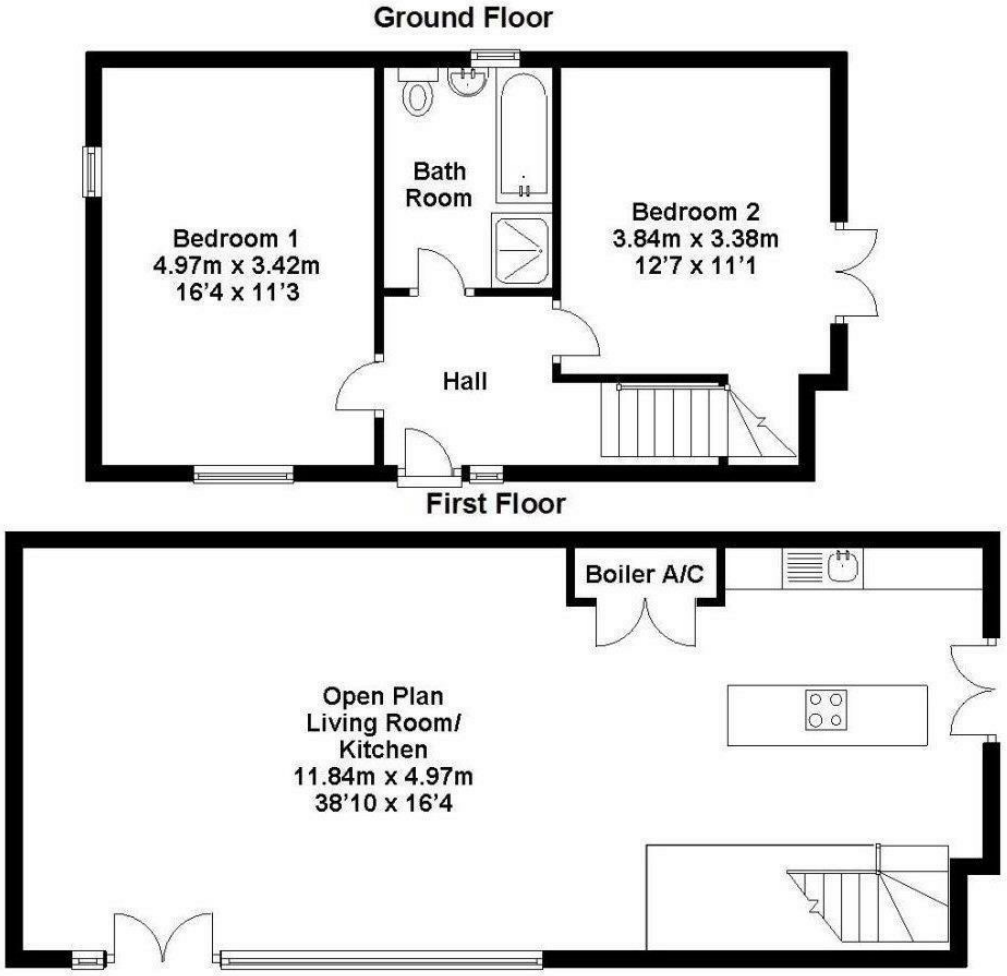




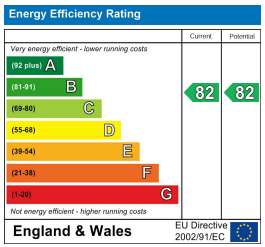








Approx. gross internal floor area 103 sqm (1100 sqft)



Guide Price £525,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford

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.

8 Hill Street, Saffron Walden, CB10 1JD I 01799 523656 I cheffins.co.uk

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.