



Strachey Close, Saffron Walden, CB10 2GN

CHEFFINS

Strachey Close

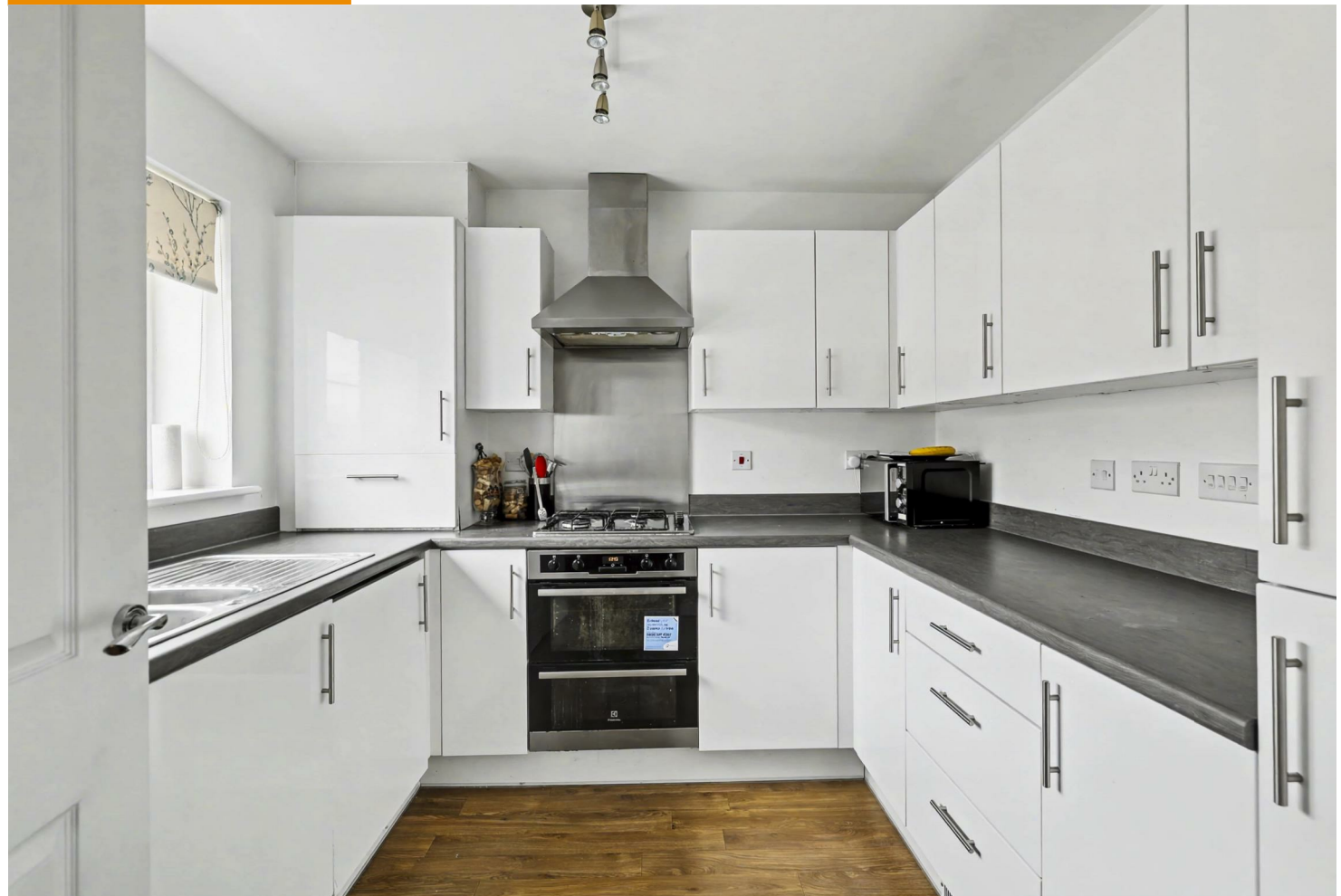
Saffron Walden,
CB10 2GN

- Walking distance to town
- Three bedrooms
- Bathroom and en suite to principal bedroom
- Driveway and garage
- South-facing rear garden

This spacious three-bedroom link-detached house features a south-facing garden, ample off-street parking, and an oversized garage.

3 2 1

Guide Price £450,000





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

Obscure double glazed entrance door with porch over, wooden laminate flooring flowing through to adjoining rooms, staircase rising to the first floor with understairs storage cupboard.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, upgraded integrated appliances of four ring gas hob, two ovens, dishwasher, washing machine, fridge freezer, double glazed window to the front aspect with views over the street scene.

CLOAKROOM

A spacious cloakroom with space for storage and comprising low level WC and hand wash basin.

SITTING ROOM

A south-facing reception room enjoying a good degree of natural light via double glazed window to the rear together with a pair of double glazed doors providing access and views onto the terrace and garden beyond. In addition is a useful storage cupboard.

FIRST FLOOR

LANDING

Access to the loft space, built-in airing cupboard housing the pressurised hot water cylinder together with the solar hot water panel control, doors to adjoining rooms.

PRINCIPAL BEDROOM

A spacious double bedroom with a pair of double glazed windows overlooking the street scene and also providing a good degree of natural light. Door to:-

EN SUITE

Comprising a large shower enclosure, low level WC and hand wash basin.

BEDROOM 2

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

BEDROOM 3

Double bedroom with double glazed window to the rear aspect overlooking the garden.

BATHROOM

Comprising panel bath, low level WC and hand wash basin, obscure double glazed window.

OUTSIDE

In front of the property is a lawn area and a block-paved driveway offering ample off-street parking, leading to an oversized garage. The rear garden is south-facing and features an extended terrace and lawn beyond.

GARAGE

Fitted with an up-and-over door, a double-glazed door to the garden, power and lighting, and ample storage. It offers potential for conversion into a home office, studio, or gym.

AGENT'S NOTES

There is an annual estate management charge of circa £150 p.a.

VIEWINGS

By appointment through the Agents.







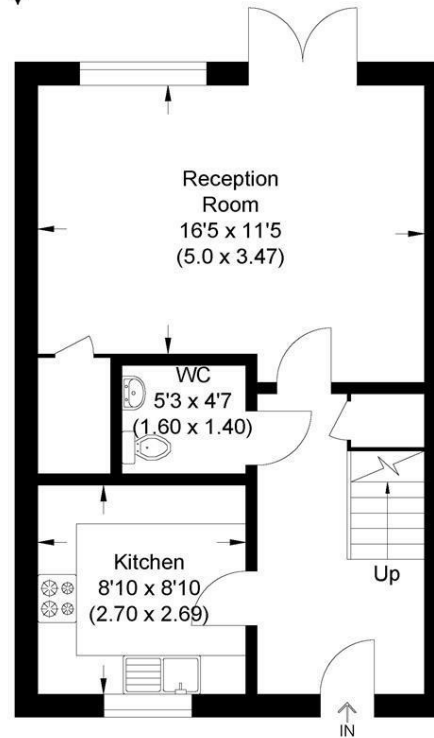
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000

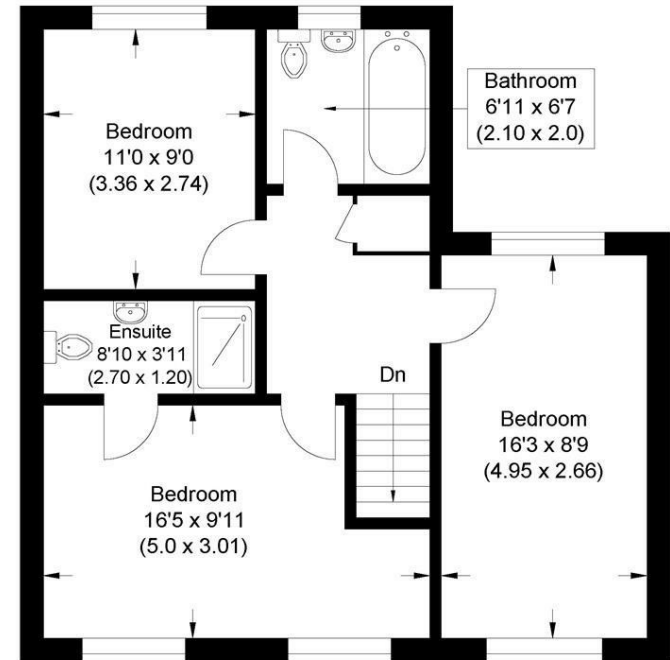
Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford



Ground Floor



First Floor

Approximate Gross Internal Area
92.61 sq m / 996.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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