Walden Road, Saffron Walden, CB11 4TA

CHEFFINS

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Walden Road

Littlebury, Saffron Walden,
CB11 4TA

2 1 1

£1,275 PCM

- Chocolate box cottage
- Part furnished
- Two bedrooms
- Conservatory
- Cottage garden
- Popular village location

A charming and quirky two double bedroom cottage in the popular village of Littlebury which has been renovated throughout to a very high standard. Accommodation comprises; living room, recently fitted kitchen, conservatory, two double bedrooms and shower room along with a pretty cottage garden. The property is offered on a part furnished basis and available Mid October.

LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

GROUND FLOOR

ENTRANCE DOOR
Leading into:

LIVING ROOM
With window to front aspect, wood burning stove as well as exposed brick floor and beams. Leading into:

KITCHEN
Newly fitted kitchen comprising base and eye level units, integrated oven and hob as well as microwave, washer dryer and fridge freezer. Ceramic sink with mixer tap, tiled splashback, worktops and flooring. Stairs leading to to first floor. Door leading into:

CONSERVATORY
A terrific additional soom, with doors leading onto garden.

FIRST FLOOR

LANDING
With doors leading to adjoining rooms.

BEDROOM 1
With window to front aspect and storage cupboard.

BEDROOM 2
With window to rear aspect.

SHOWER ROOM
Comprising shower, low level WC and basin over, tiled flooring and splashbacks.

OUTSIDE
There is a patio garden to the rear with a shingle area and raised area for planting.

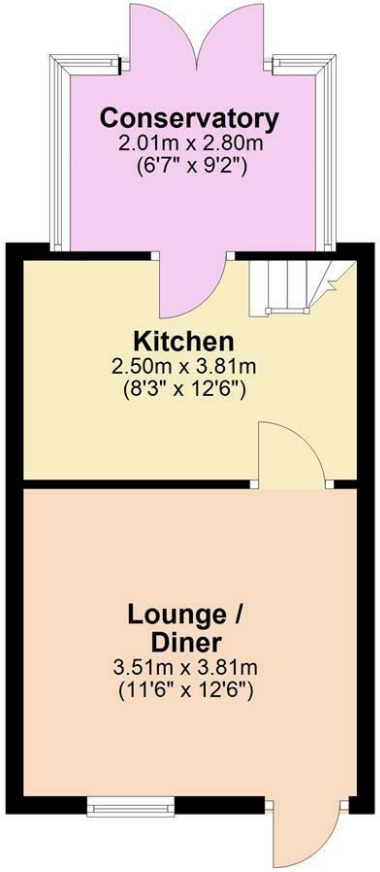
VIEWINGS
Strictly by appointment through the agent.

LETTING AGENTS NOTES
Holding Deposit : £294.00

For more information on this property please refer to the Material Information brochure on our Website.

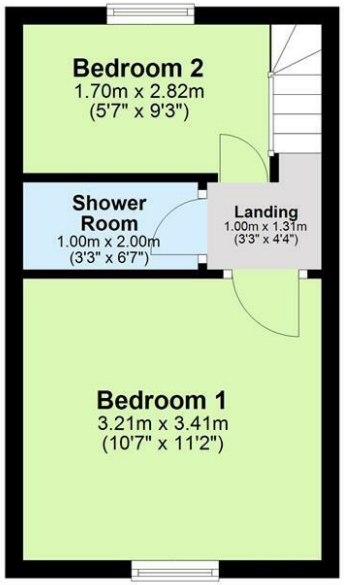
Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)

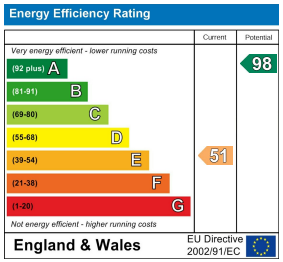


First Floor

Approx. 20.8 sq. metres (224.2 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)



£1,275 PCM

Council Tax Band - B

Local Authority - Uttlesford

Agents note:

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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.