



Rylstone Way, Saffron Walden, CB11 3BL

CHEFFINS

Rylstone Way

Saffron Walden,
CB11 3BL

An established and spacious three bedroom semi-detached home positioned in a popular residential location. The property enjoys driveway parking with garage and generous rear garden and offers great scope for modernisation and further enlargement STP. Offered chain free.

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.

3 1 2

Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL

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

LIVING ROOM

A dual aspect room with double glazed windows to the front and side, gas fireplace and door to:

GROUND FLOOR SHOWER ROOM

Comprising low level WC, ceramic wash basin, shower enclosure, tiled walls and flooring and obscure double glazed window to the rear aspect.

KITCHEN/DINER

Fitted with a range of base and eye level units, stainless steel sink, four ring induction hob with extractor hood over and oven below, space for free standing fridge freezer and space for washing machine. Understairs storage cupboard, double glazed window to the rear aspect and external door to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 2

Double glazed window to the rear aspect and built-in storage cupboard.

OUTSIDE

To the front of the property the garden is predominantly laid to lawn with shrubs and flowers bordering. There is a paved driveway providing off-street parking for three vehicles and access to the garage. The rear garden is retained by close board fencing.

GARAGE

Up and over door, power connected.

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		
England & Wales		
	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

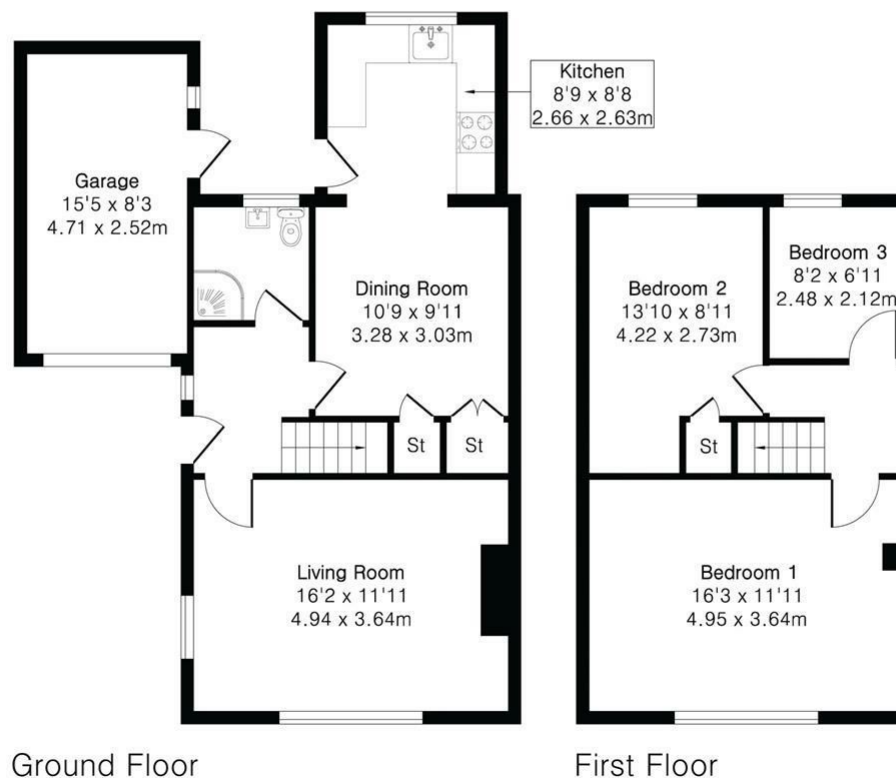
Local Authority - Uttlesford

Approximate Gross Internal Area 923 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 502 sq ft - 47 sq m

First Floor Area 421 sq ft - 39 sq m

Garage Area 128 sq ft - 12 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.



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