



Markings Field, Saffron Walden, CB10 2BB

CHEFFINS

Markings Field

Saffron Walden,
CB10 2BB

A superbly appointed three bedroom semi-detached home positioned in a tucked away location within the town. Enjoying bright and well proportioned living accommodation throughout, the property benefits from open plan kitchen/diner, together with driveway parking, garden office/studio and Southerly 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.

3 1 2

Guide Price £425,000





GROUND FLOOR

ENTRANCE HALL

Entrance door with inset glass panel and stairs leading to the first floor.

SITTING ROOM

Two double glazed windows to the front aspect, one being floor to ceiling, built in storage cupboard underneath the stairs.

KITCHEN/DINING ROOM

A dual-aspect open-plan kitchen/dining room which, features a double-glazed side window and rear patio doors overlooking the garden. The kitchen is fitted with a range of base units, a four-ring Neff induction hob with an above extractor hood and oven beneath, and spaces for a washing machine/dryer and a freestanding fridge-freezer. A ceramic sink with a stainless-steel mixer tap and a central island with quartz worktops with additional base units, drawers and an integrated wine cooler.

FIRST FLOOR

Double glazed window to the side aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, built-in double wardrobe.

BEDROOM 2

Double glazed window to the rear aspect with views of the garden, built-in storage cupboard with shelving.

SHOWER ROOM

Comprising walk-in shower enclosure with shower above, ceramic wash basin with stainless steel taps, low level WC, heated towel rail and obscure double glazed window to the rear aspect.

BEDROOM 3

Currently used as a nursery with double glazed window to the front aspect and built-in wardrobe/storage cupboard.

OUTSIDE

To the front of the property, is a timber-frame, tiled-roof porch with adjacent landscaped front garden featuring a mix of shingle and AstroTurf and enclosed by a raised brick wall. A tarmac driveway provides off-street parking, with gated side access to the south-facing rear garden. The rear garden is predominantly laid to artificial lawn, with a part-patio/shingle area and raised beds planted with shrubs and flowers along the borders.

OFFICE/STUDIO

Recently converted from a garage into a versatile, multi-use space that can be adapted for a variety of needs—garden room, home office, gym, games room. It benefits from power, lighting, and Ethernet connectivity, is fully insulated, and equipped with air conditioning unit along with double-glazed windows to the side and front.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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	

Guide Price £425,000

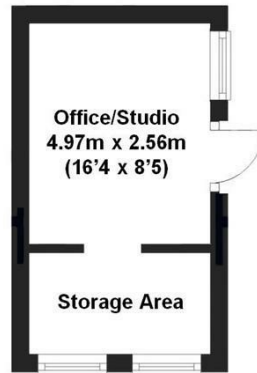
Tenure - Freehold

Council Tax Band - D

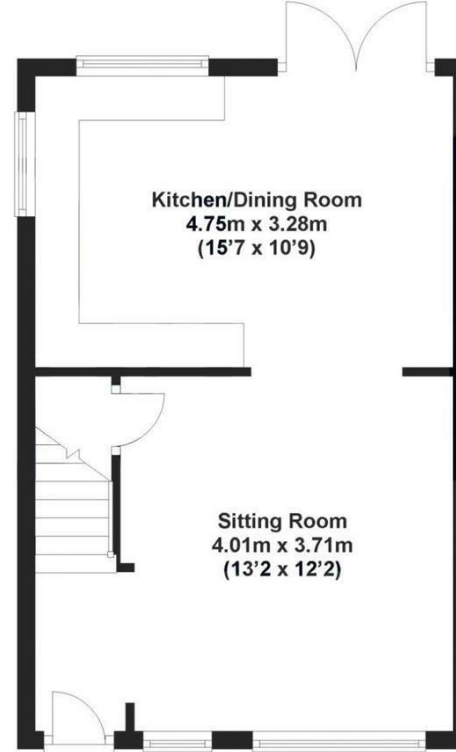
Local Authority - Uttlesford



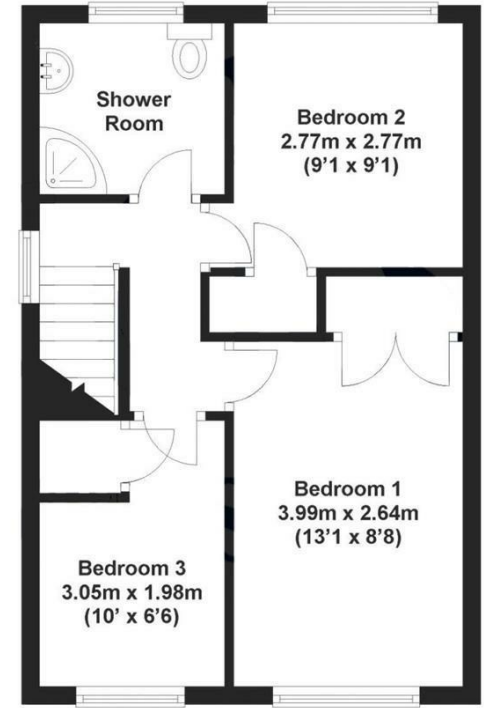
Outbuilding



Ground Floor



First Floor



Approx gross internal floor area 70 sqm (750 sqft) excluding outbuilding

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.

