



Radwinter Road, Saffron Walden, CB11 3HY



## Radwinter Road

Saffron Walden,  
CB11 3HY

- Two double bedrooms
- Three storey accomodation
- Detached garage
- Convenient town position
- Generous rear garden
- Walking distance to amenities

A detached, three storey, Victorian house enjoying a number of character features, together with a good sized garden and a detached garage with off-street parking.



**Guide Price £375,000**





## 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 PORCH

Glazed entrance door with adjoining windows. Further glazed door to:

### SITTING ROOM

Double glazed box bay window to the front aspect, fireplace with exposed brickwork and log burning stove with fitted shelving to either side and engineered oak flooring which extends through to the adjoining reception room.

### DINING ROOM

Staircase rising to the first floor with fitted understair storage cupboards, also housing the gas fired boiler. Fitted shelving and window with views through the conservatory/breakfast room to the garden beyond. Glazed door to:

### KITCHEN

Comprising a range of base and eye level units with woodblock work surface over and ceramic twin bowl sink unit, space for cooker, fridge freezer, dishwasher and washing machine. Double glazed window to

the rear aspect overlooking the garden.

### CONSERVATORY/BREAKFAST ROOM

A pair of double glazed doors providing access to the garden, with further windows to the side aspect and tiled flooring.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect and door to staircase rising to the second floor.

### BEDROOM 2

A dual aspect room with double glazed windows to the front and side aspects, fitted wardrobe/cupboard.

### BATHROOM

Comprising panelled bath with independent shower over, low level WC, wash basin and obscure double glazed window.

## SECOND FLOOR

### BEDROOM 1

A spacious bedroom with double

glazed window to the side aspect and built-in eaves wardrobe and storage space.

## OUTSIDE

To the front of the property is a walled garden with wrought iron gate and block paved pathway to the front door. A pathway to the side of the cottage leads to the rear garden and provides a useful storage space. The garden is mainly laid to lawn with borders to either side, in turn leading to a paved terrace and pergola. A pathway provides the properties own detached garage and pedestrian access to Elizabeth Way.

### DETACHED GARAGE

Up and over door, EV charging point and parking space in front.

## VIEWINGS

By appointment through the Agents.







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

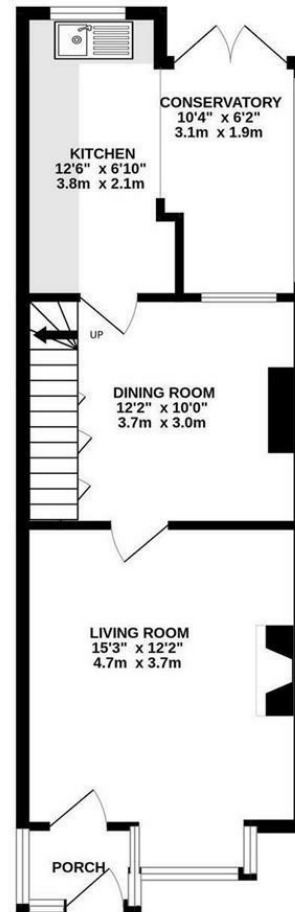
Guide Price £375,000

Tenure - Freehold

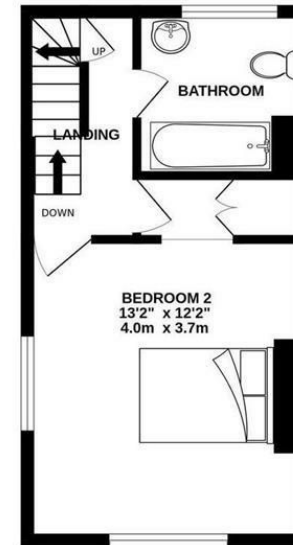
Council Tax Band - E

Local Authority - Uttlesford

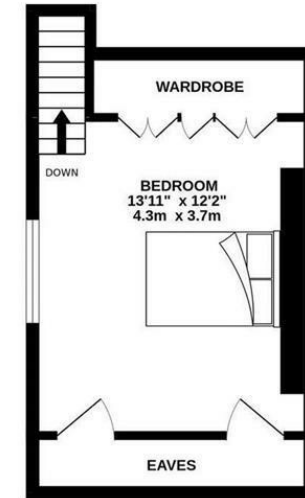
GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

[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.