



Cromwell Road, Saffron Walden, CB11 4AX

CHEFFINS

Cromwell Road

Saffron Walden,
CB11 4AX

A well appointed, three bedroom semi-detached home positioned in popular residential location within the town. Enjoying bright and well proportioned living accommodation throughout, the property has private rear garden, detached garage and driveway parking. No onward chain.

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 £350,000





GROUND FLOOR

ENTRANCE HALL

Entrance door and obscure double glazed window to the front aspect, tiled flooring and staircase rising to the first floor with storage cupboard under.

LIVING ROOM

Double glazed window to the front aspect, fireplace with electric fire and marble hearth. Open archway to:

DINING ROOM

Double glazed door with adjoining double glazed window providing views and access to the garden.

KITCHEN

Fitted with a range of wall and base units with work surface over, stainless steel sink unit, slimline dishwasher, washing machine, four ring induction hob with oven below and extractor hood over and built-in pantry cupboard. Tiled flooring, double glazed windows to the side and rear aspects and door opening to the garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed window to the front aspect and built-in cupboards.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and a pair of integrated wardrobes.

BEDROOM 3

Double glazed window to the front aspect, overstairs storage cupboard with shelving and built-in cabin bed with storage beneath.

BATHROOM

Comprising low level WC, panelled bath with drench shower head over, ceramic wash basin with vanity cupboard space and drawers beneath and heated towel rail. Obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property the garden is laid to lawn with a mature tree. There is a block paved driveway providing off-street parking for several cars and access to the garage. Adjoining the rear of the property is a block paved terrace and the garden is predominantly laid to lawn with a range of shrubs and trees bordering.

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		87
(81-91) B		
(69-80) C	69	
(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 £350,000

Tenure – Freehold

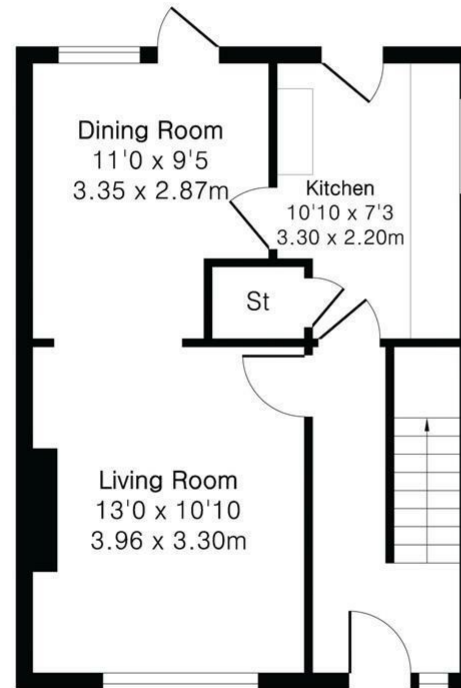
Council Tax Band – D

Local Authority – Uttlesford

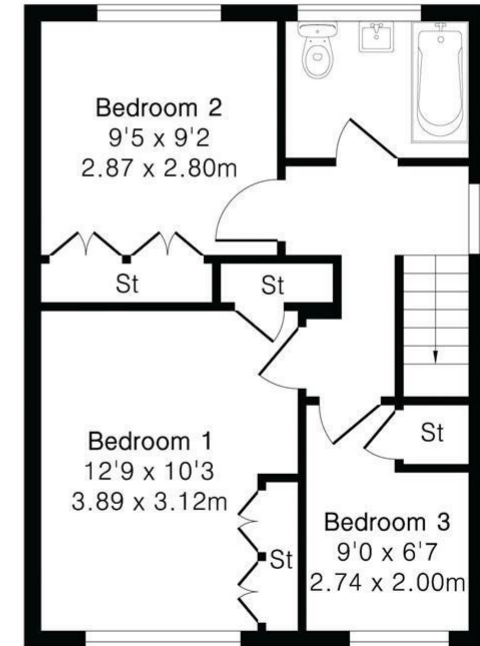
Approximate Gross Internal Area 828 sq ft - 76 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.



CHEFFINS