



Crawley Hobbs Close, Saffron Walden, CB11 4GD

**CHEFFINS**

## Crawley Hobbs Close

Saffron Walden,  
CB11 4GD

- Four bedrooms
- Walking distance to schools
- Open plan kitchen/dining room
- Principal bedroom with en suite
- Driveway parking
- landscaped garden
- Versatile office/games room

A well appointed and contemporary four bedroomed home positioned in an enviable location within the town. The property enjoys bright and versatile living accommodation and has been recently enlarged and enhanced. No onward chain.

4 2 3

**Guide Price £600,000**





## 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 HALL

Entrance door, staircase rising to the first floor and door to:-

### LIVING ROOM

Dual aspect with a bay window to the front and window to the side, understairs storage cupboard, double doors leading to:-

### CLOAKROOM

Comprising corner ceramic wash basin with splashback tiles and vanity cupboard beneath, low level WC, heated towel rail and tiled floor.

### KITCHEN/DINING ROOM

Window and French doors to the rear aspect, the kitchen is fitted with a range of base and eye level units with worktop over, sink unit, four ring gas hob with extractor hood above, integrated appliances of oven with grill, fridge freezer, dishwasher and washing machine, tiled flooring.

### FAMILY/PLAYROOM

This is part conversion of the extended garage and is dual aspect with bi-folding doors leading into the garden together with windows to the side and rear. It has a power supply and is fitted with a range of base and eye level units with worktop over, integrated wine cooler, spaces for

washing machine/dryer, fridge and freezer. Door to garage.

## FIRST FLOOR

### LANDING

Window to the front aspect, built-in storage cupboard, doors to adjoining rooms and stairs to second floor.

### BEDROOM TWO

Window to the rear aspect overlooking the garden, built-in wardrobe with sliding doors.

### BEDROOM THREE

Window to the front aspect.

### FAMILY BATHROOM

Comprising panel bath with part-tiled wall, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, tiled floor, obscure glazed window to the side aspect.

### BEDROOM FOUR

Window to the rear aspect with views of the garden and fitted wardrobe.

## SECOND FLOOR

### LANDING

Skylight to the rear aspect, generous storage cupboard and door to:-

### PRINCIPAL BEDROOM

Window to the front aspect,

integrated double wardrobes with sliding doors and door to:-

### SHOWER ROOM

Comprising walk-in shower enclosure with tiled walls, vanity wash basin with vanity cupboard beneath, tiled floor, range of base level storage cupboards, low level WC, heated towel rail and skylight to rear aspect.

### OUTSIDE

To the front of the property is a blocked-paved driveway providing off-street parking with an EV charging point and to the rear is a recently landscaped garden featuring part-patio and a timber clad decking area with the remainder being laid to lawn with timber fences bordering.

### GARAGE

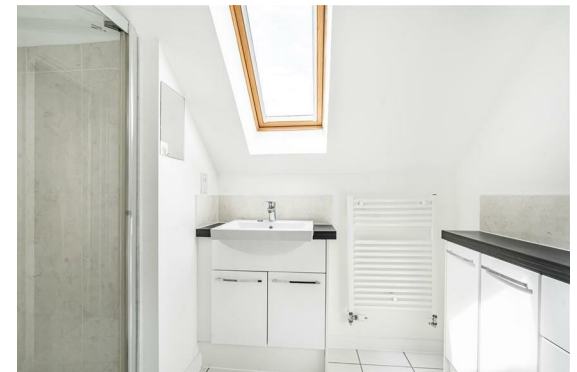
Fitted with an up and over door, power and lighting supply and housing a water softener system.

### AGENT'S NOTES

Estate Management Charge of approximately £200.00 per annum.

### VIEWINGS

By appointment through the Agents.







**Approximate Gross Internal Area 1278 sq ft - 119 sq m  
(Excluding Garage)**

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 452 sq ft – 42 sq m

Second Floor Area 319 sq ft – 30 sq m

Garage Area 320 sq ft – 30 sq m



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 83        |
| (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 - F

Local Authority - Uttlesford

[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.