



Maberly Court, Saffron Walden, CB10 2EA

CHEFFINS

Maberly Court

Saffron Walden,
CB10 2EA

4 2 3

Guide Price £1,200,000

- Highly sought-after and private setting
- Within walking distance of the Common and town amenities
- Scope for modernisation
- Four bedrooms
- Double garage & off street parking
- 0.35 of an acre plot

An impressive double fronted detached residence, ideally situated in a prime central town location. Offering spacious and well-proportioned accommodation throughout, the property occupies a mature plot extending to approximately 0.35 acres.





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 with understair storage cupboard and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

SITTING ROOM

Feature marble fireplace with open fire, windows to the side and rear aspects and glazed French doors opening to:

CONSERVATORY

Windows to three aspects and French doors providing access to the garden.

OFFICE

Window to the front aspect.

DINING ROOM

Window to the rear aspect.

KITCHEN

Fitted with a range of base units with stainless steel sink, electric oven, integrated microwave, induction hob with extractor hood over and space and plumbing for dishwasher. Window to the rear aspect and door to:

UTILITY/BOOT ROOM

Fitted with base units with space and plumbing for washing machine and tumble dryer, floor mounted oil fired boiler, window to the rear, part-glazed door to the outside space. Door to:

SIDE HALLWAY

Fitted cupboards and internal door to the double garage.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard, window to the front aspect.

BEDROOM 2

Windows to the side and rear aspects and fitted wardrobes.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, heated towel rail and obscure glazed window to the side aspect.

BEDROOM

Window to the side aspect and fitted wardrobes.

BEDROOM

Window to the front aspect and fitted wardrobes.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, shower enclosure, heated towel and obscure glazed window to the rear.

BEDROOM

Window to the rear aspect and fitted wardrobes.

OUTSIDE

There is a driveway providing off-street parking for multiple vehicles and access to the double garage. Wrought iron gates provide access to the garden which features a paved terrace area for al fresco entertaining. The rest of the garden is predominantly laid to lawn, encompassed by an attractive flint wall with mature trees beyond. To the side of the property there is a patio and green house and further gated access.

DOUBLE GARAGE

Electric up and over door providing vehicular access, power and lighting connected, fitted storage cupboard. part-glazed personal door to the rear and a small cellar accessed via a hatch door.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,200,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



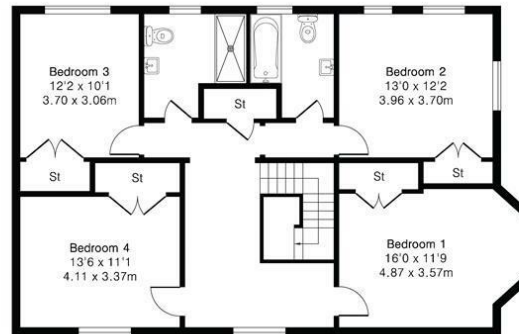


**Approximate Gross Internal Area 2490 sq ft - 231 sq m
(Excluding Garage)**

Ground Floor Area 1412 sq ft – 131 sq m

First Floor Area 1078 sq ft – 100 sq m

Garage Area 362 sq ft – 34 sq m



First Floor



Ground 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.

