



Strachey Close, Saffron Walden, CB10 2GN

CHEFFINS

Strachey Close

Saffron Walden,
CB10 2GN

- Walking distance to town
- Open kitchen/dining room
- En suite to Bedroom 1
- South facing garden
- Contemporary fittings throughout

A spacious four bedroom detached property situated in a sought after residential development. The property offers well-proportioned and beautifully presented accommodation throughout incorporating a south facing private garden, garage and off-street parking.

4 2 2

Guide Price £535,000





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 with understairs storage cupboard and doors to adjoining rooms.

KITCHEN/DINING ROOM

The kitchen is fitted with a range of base and eye level units, stainless steel sink, integrated fridge freezer, dishwasher, washer/dryer, electric double oven and four ring gas hob with extractor hood over, double glazed window to the front aspect.

CLOAKROOM

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

SITTING ROOM

Double glazed window and double glazed French doors providing views and access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard.

BEDROOM 1

Double glazed window to the rear aspect and door to:-

EN SUITE

Suite comprising corner shower enclosure, pedestal wash basin and low level WC, obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

BEDROOM 4

Double glazed window to the front aspect.

BATHROOM

Suite comprising panelled bath with shower attachment, pedestal wash basin and low level WC, obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking for several vehicles and

access to the garage. There is gated access to the rear garden which has a recently re-laid lawn and a paved terrace, perfect for al fresco entertaining.

GARAGE

Up and over door, personal door to the garden, power and lighting connected and eaves storage space.

AGENT'S NOTE

There is an annual estate management charge of circa £150 p.a.

VIEWINGS

By appointment through the Agents.



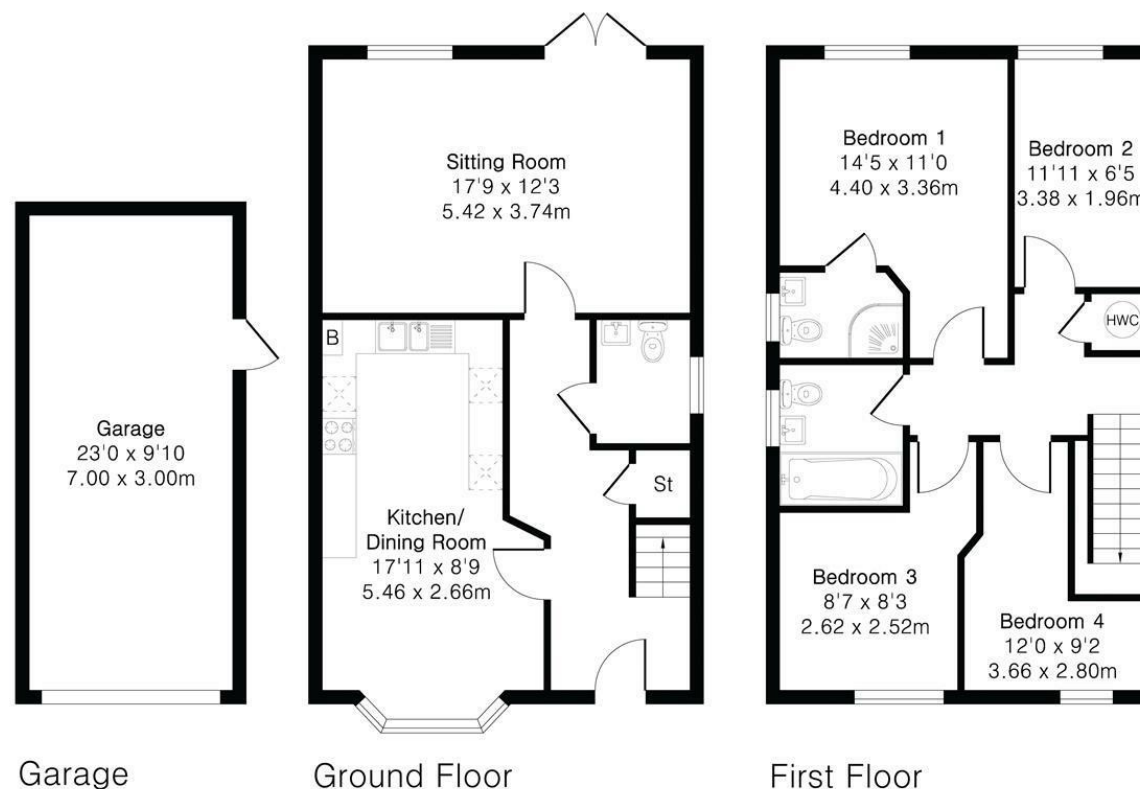


**Approximate Gross Internal Area 1085 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 539 sq ft – 50 sq m

Garage Area 226 sq ft – 21 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	81	90
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – E

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.



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