



PRESTIGE & VILLAGE

UK's finest properties



HILL TOP LANE, SAFFRON WALDEN, CB11 4AS

****IMMEDIATE VACANT POSSESSION****

Prestige & Village are pleased to be able to offer this modern three bedroom family home situated in this highly sought after Cul-de-Sac located just off Debden Road. The property benefits from having three good sized bedrooms (all offering large built-in wardrobe space), family bathroom plus en-suite shower room & downstairs cloakroom, large lounge/diner, kitchen/breakfast room plus utility room and conservatory. Just a short walk from the centre of the historic market town of Saffron Walden, with all it's shops, schools, restaurants, cafe's, bars and leisure amenities, as well as being close to Audley End House and mainline railway station serving London Liverpool Street and Cambridge.

GUIDE PRICE £489,000

HILL TOP LANE

, SAFFRON WALDEN, CB11 4AS



- ****OFFERING IMMEDIATE VACANT POSSESSION & NO CHAIN****
- Lounge/Diner with Lovely Conservatory to Rear
- Bridge End Gardens, Saffron Walden Museum, Saffron Grange Vineyard
- Served by Audley End Mainline Railway Station and Local and National Bus Services, as well as Being Within Easy Driving Distance to London Stansted International Airport
- Detached Three Bedroom Modern Family Home in Cul-de-Sac Location Close to Tesco Express & Nisa Local Supermarkets
- Family Bathroom Plus En-suite Shower Room & Downstairs Cloakroom
- Full Replacement Double Glazing Throughout
- Kitchen/Breakfast Room Plus Utility Room
- Close to Saffron Walden Golf Club, Lord Butler Leisure Centre, Audley End House & Miniature Railway
- Easy Walking Distance to the Town Centre Where You Can Enjoy Pubs, Restaurants, Tea Rooms, Local Shops & Market Days

Driveway Leading to Garage

Off road parking for one car, storage garage with up & over door, power and light laid on

Pretty Ornamental Front Garden

The property has a pretty, fully fenced front garden that could offer further off road parking if required

Entrance Hall

Spacious and bright hallway with stairs to first floor (there is currently a Stannah Stair Lift fitted but this can easily be removed if not required) large understairs storage area.

Downstairs Cloakroom

Fully tiled walls and modern suite comprising low level w/c and vanity wash hand basin, window to front

Sitting Room

19'6 x 12'10 (5.94m x 3.91m)

Bright and airy room with window/patio doors to front and rear aspects

Conservatory

12'10 x 6'4 (3.91m x 1.93m)

Half glazed with views of the rear garden

Kitchen/Breakfast Room

11'6 x 9'1 (3.51m x 2.77m)

Fully fitted Kitchen with range of luxury wall, base and magic corner units, built-in oven, hob and cooker hood. Window and door to rear garden

Utility Room

9'2 x 6'4 (2.79m x 1.93m)

Range of wall and base units, built-in fridge, freezer, washing machine and tumble dryer, door to garden

First Floor Landing

There is currently a Stannah Stair Lift fitted to the staircase, however, if this is not required then we will have it removed before completion. Window to side aspect, airing cupboard with fitted towel racking

Primary Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Range of luxury built-in wardrobes with top boxes over, window to rear

En-Suite Shower Room

Fully tiled walls, modern suite comprising low level w/c, vanity wash

hand basin and shower cubicle. Window to rear aspect

Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

Large double wardrobe, window to rear

Bedroom Three

8'7 x 8'2 (2.62m x 2.49m)

Large built-in double wardrobe with sliding doors, window to front aspect

Large Family Bathroom

Fully tiled and fitted with modern suite comprising corner bath with shower over, low level w/c and pedestal wash hand basin, Bevel glazed window to front

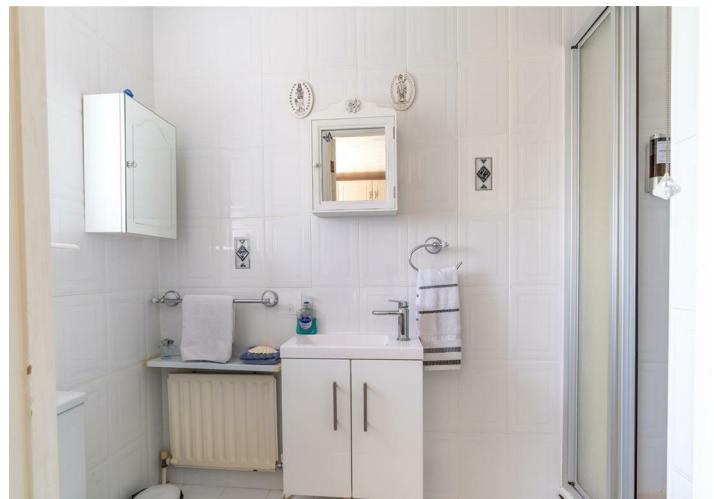
South Facing Rear Garden

There is gated side access to the fully fenced rear garden (as well as access from the house). The garden is south facing, mainly laid to lawn with flower and shrub borders and a pleasant patio area and a lean to shed tucked away round the other side (so could have pedestrian access both sides if required)

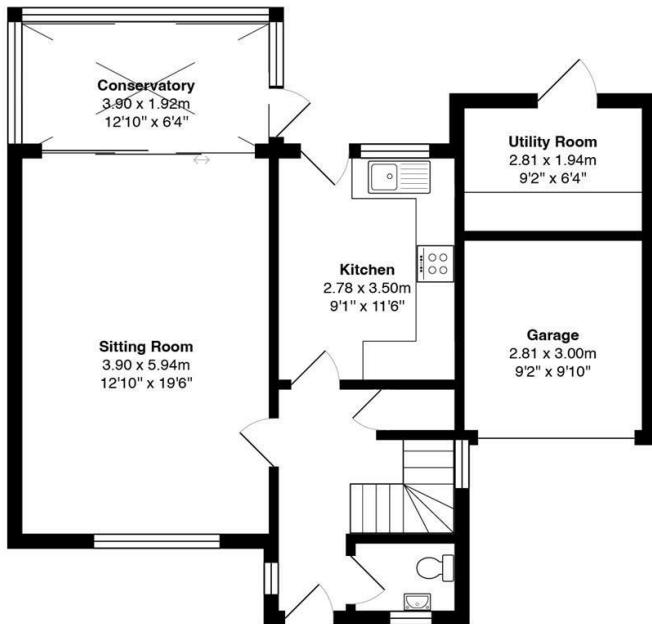


Directions

Uttlesford
Band D

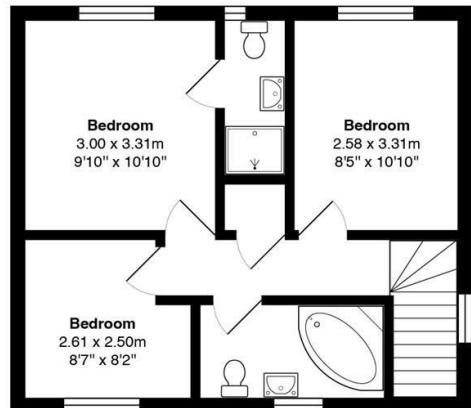


FLOOR PLAN



Hill Top Lane, Saffron Walden

Total Area: 98.9 m² ... 1064 ft² (excluding garage)



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B		
(70-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	