



Howland Close, Saffron Walden, CB10 2GT

**CHEFFINS**

## Howland Close

Saffron Walden,  
CB10 2GT

- Contemporary home
- Three storeys
- En suite to principle bedroom
- Driveway parking
- Garage
- Landscaped garden

A contemporary semi-detached modern town house situated in a popular town location with good access to Saffron Walden's town centre and all local amenities. The property has accommodation comprised over three floors together with landscaped garden, driveway parking and detached garage. Offered chain free.

4 2 1

Guide Price £475,000





## 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 understair storage cupboard and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with worktop over and tiled splashbacks, stainless steel sink unit, four ring gas hob with extractor hood over, built-in oven and grill, integrated dishwasher, fridge and freezer, space and plumbing for washing machine. Double glazed bay window to the front aspect.

### CLOAKROOM

Comprising low level WC, ceramic wash basin with vanity cupboard beneath, part-tiled wall and obscure double glazed window to the side aspect.

### SITTING/DINING ROOM

Double glazed doors opening to the garden and double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in storage cupboard. Staircase rising to the second floor.

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

### BEDROOM 2

Double glazed window to the front aspect and large built-in storage cupboard.

## BATHROOM

Comprising panelled bath with shower over, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, part-tiled walls and obscure double glazed window to the rear aspect.

## SECOND FLOOR

### LANDING

Door to:

### BEDROOM 1

Double glazed window to the front aspect and skylight to the rear aspect, built-in double wardrobes and door to:

### SHOWER ROOM

Comprising low level WC, ceramic wash basin with tiled splashback, shower enclosure, heated towel rail and skylight to the rear aspect.

## OUTSIDE

To the front of the property there is a paved pathway leading to the front door with an adjoining artificial lawn and shrub bed. There is a block paved driveway providing off-street parking for at least two vehicles and access to the detached garage. There is gated access to the east-facing garden which is landscaped with a patio adjoining the property, an artificial lawn and a decked terrace with steel pergola over to the rear of the garden.

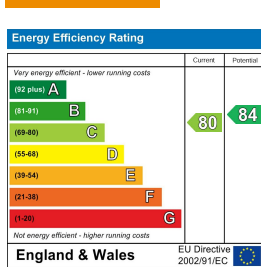
## GARAGE

Up and over door, power connected and personal door to the garden.

## VIEWINGS

By appointment through the Agents.

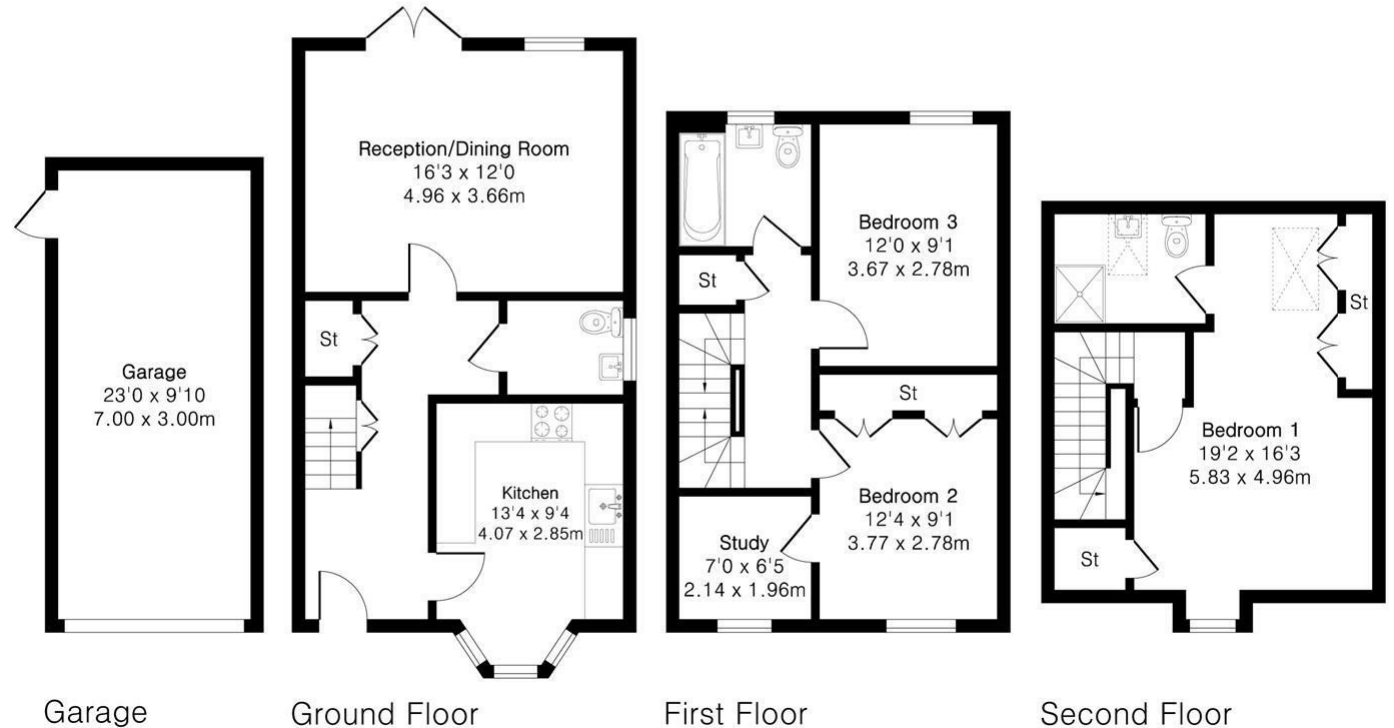




Guide Price £475,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford

## Approximate Gross Internal Area 1209 sq ft - 112 sq m (Excluding Garage)

Ground Floor Area 484 sq ft - 45 sq m  
 First Floor Area 410 sq ft - 38 sq m  
 Second Floor Area 315 sq ft - 29 sq m  
 Garage Area 227 sq ft - 21 sq m



[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.