



Farmadine, Saffron Walden, CB11 3HP

CHEFFINS

Farmadine

Saffron Walden,
CB11 3HP

- Central location
- Refitted kitchen
- Sitting room with bi-folding doors to the garden
- Four bedrooms
- Bathroom and en suite
- Driveway and garage

An extended four bedroom detached home situated in a prime residential location within close proximity to the town's amenities. The property offers well-proportioned accommodation, together with a driveway, garage and westerly rear garden.

4 2 2

Guide Price £850,000





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 large understairs storage cupboard and doors to adjoining rooms.

CLOAKROOM

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

FAMILY ROOM

Windows to the front and side aspects.

KITCHEN/DINER

Fitted with base and eye level units, stainless steel sink, gas five ring hob with extractor hood over, Miele oven, integrated Neff microwave and dishwasher and integrated undercounter freezer. Windows to the rear and side aspects and part-glazed external door.

SITTING ROOM

Feature fireplace with open fire, window to the rear and aluminium bi-folding doors opening to the patio.

FIRST FLOOR

LANDING

Window to the front aspect, doors to adjoining rooms, built-in airing cupboard and access to the loft space.

BEDROOM 1

Window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin, panelled bath with shower attachment and Aquilisa Quartz Smart Digital shower over, low level WC, heated towel rail and obscure glazed window to the side aspect.

BEDROOM 2

Windows to the front and side aspects.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the rear aspect and fitted wardrobe.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower attachment, separate large shower enclosure with full electric shower and obscure glazed window to the rear aspect.

OUTSIDE

A driveway provides off-street parking for several vehicles and access to the garage. There is gated side access to the rear garden with an extensive sunken Indian sandstone terrace and

electric extendable canopy with an array of lights, perfect for al fresco entertaining, and steps up to the lawned area with mature beds bordering, a garden shed and a large workshop with power and light connected.

GARAGE

Up and over door, power and lighting connected.

AGENT'S NOTE

The property is fitted with 7 solar panels to the south facing roof elevation, with inverter and 3kW battery storage in the garage.

The sitting room image has been AI staged, for illustrative purposes only.

VIEWINGS

By appointment through the Agents.



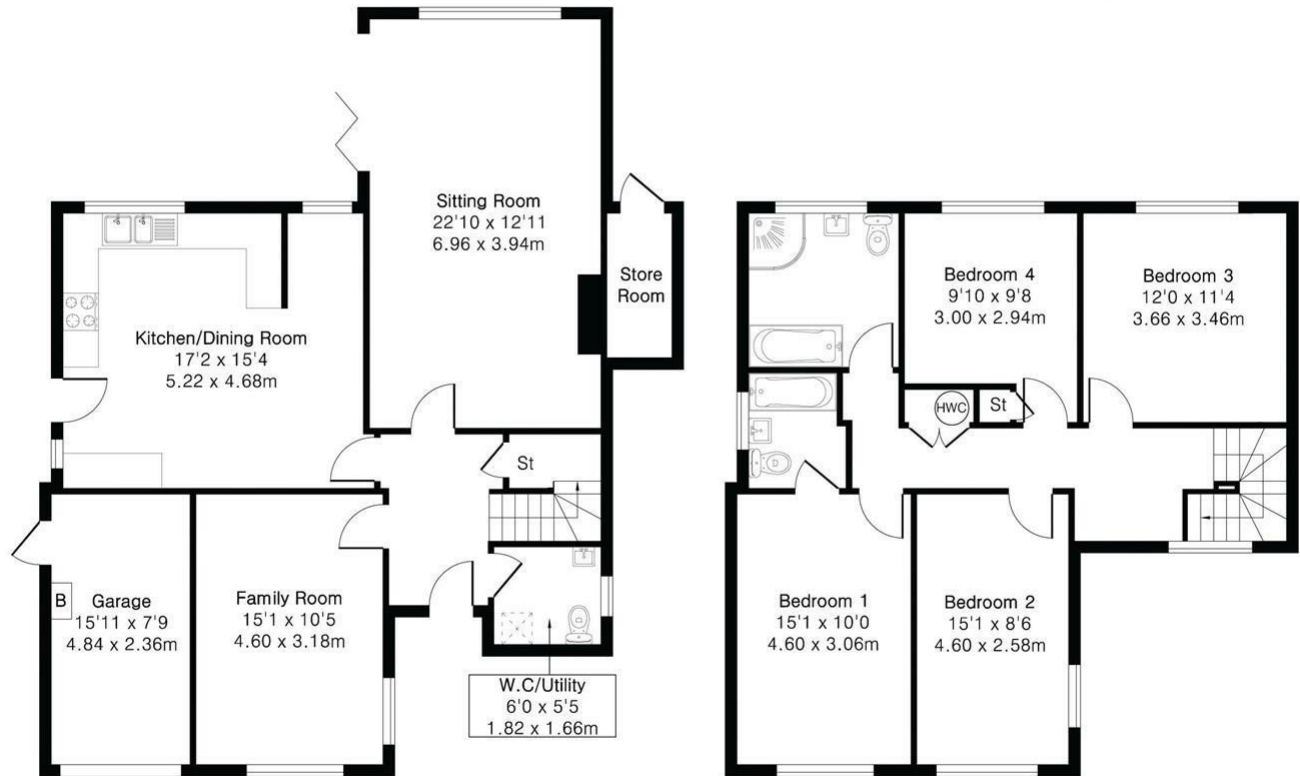


**Approximate Gross Internal Area 1525 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 794 sq ft – 74 sq m

Garage Area 123 sq ft – 11 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
EU Directive 2002/91/EC		

Guide Price £850,000

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.

