



Walden Road, Swards End, CB10 2LG

CHEFFINS

Walden Road

Sewards End,
CB10 2LG

4 2 1

Guide Price £700,000

- Semi-rural position
- Principal bedroom with en-suite
- Four bedrooms
- Off-street parking and detached double garage
- Substantial rear garden
- Planning permission for extension and remodelling

A bungalow in a good sized mature plot set in a sought after village close to Saffron Walden. The property enjoys well presented and versatile accommodation together with a detached double garage and approved planning permission for a substantial remodelling and two storey accommodation if required. Offered chain free.





LOCATION

The well regarded village of Swards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Juntion 9) is 6 miles distant.

ENTRANCE HALL

Double glazed entrance door with adjoining full-height double glazed window. Open plan to:-

SITTING ROOM

Dual aspect room with double glazed bi-folding doors providing access and views onto the terrace and garden beyond, further double glazed door with adjoining double glazed window providing additional access onto the terrace and outdoor space. Fireplace with inset gas fire and door leading to the inner hallway, open plan to:-

KITCHEN

Fitted with a range of base and eye level units with woodblock work surface over, sink unit, integrated appliances of dishwasher and washing machine, space for range cooker and American style fridge freezer.

DINING ROOM

A versatile multi-purpose space with double glazed window and double glazed door providing access and views onto the terrace and garden beyond.

INNER HALLWAY

Built-in linen cupboard.

PRINCIPAL BEDROOM

Double glazed windows to the front and side aspects, built-in wardrobe, door to:-

EN SUITE

Comprising large shower enclosure, vanity wash basin, WC with hidden cistern and obscure double glazed window.

BEDROOM TWO

Double glazed window to the front aspect.

BEDROOM THREE

Double glazed windows to the rear and side aspects with views of the garden.

BEDROOM FOUR

Double glazed window to the side aspect and built-in wardrobe.

BATHROOM

Comprising panelled bath, separate shower enclosure, WC with hidden cistern, wash basin and obscure double glazed window.

OUTSIDE

The property is set in a spacious, mature plot with a gravelled driveway offering ample off-street parking. It also has a detached double garage and a paved path leading to the front

door, plus a path to the right-hand side for pedestrian access to the rear garden. The rear garden features a paved terrace, in turn leading to the garden which is laid to lawn with flower beds, shrubs and mature hedging at the back.

DETACHED DOUBLE GARAGE

The detached double garage has two pairs of timber doors providing vehicular access and to the side is a timber door with adjoining window, power and lighting connected with the addition of eaves storage space.

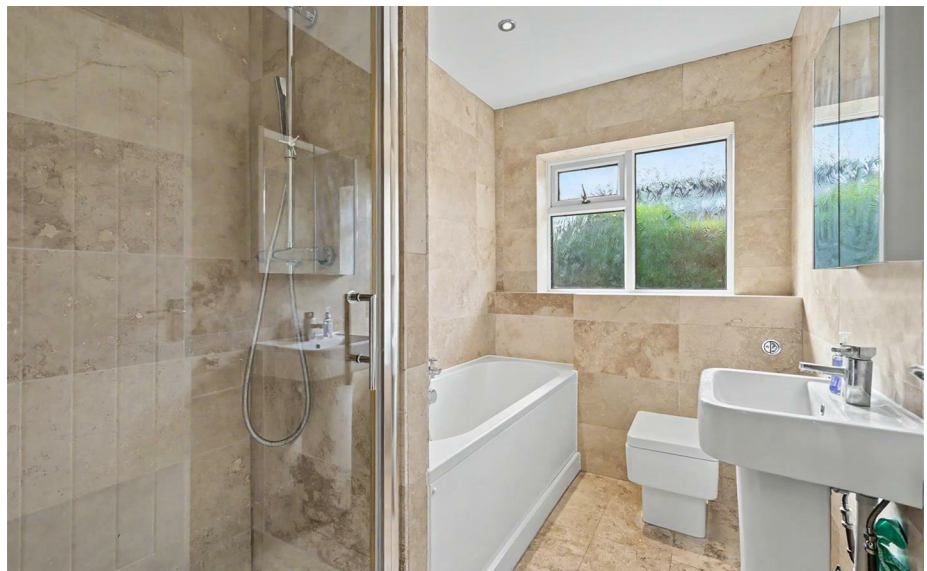
PLANNING PERMISSION

The property has approved Planning Permission for a substantial renovation and re-modelling to remove main roof and add first floor storey and extend the ground floor accommodation further. Full details can be found on the Uttlesford Planning website under Ref: UTT/26/0254/HHF.

VIEWINGS

By appointment through the Agents.

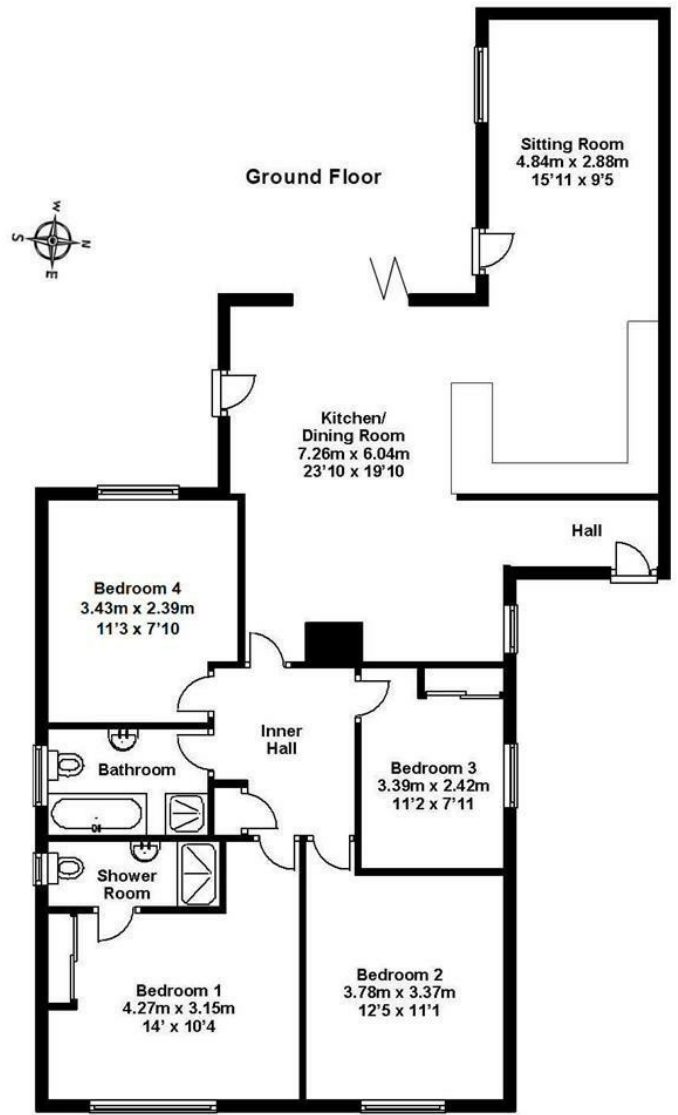




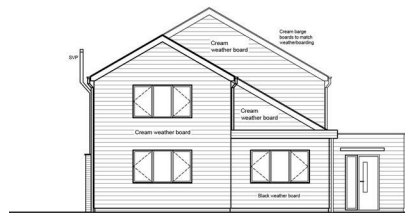
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



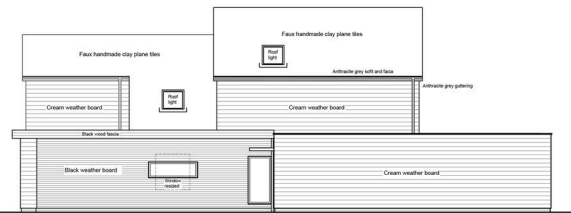
Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



Approx. gross internal floor area 119 sqm (1275 sqft)



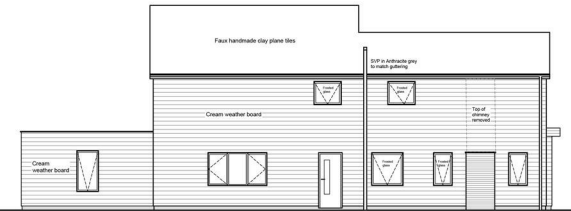
West Elevation



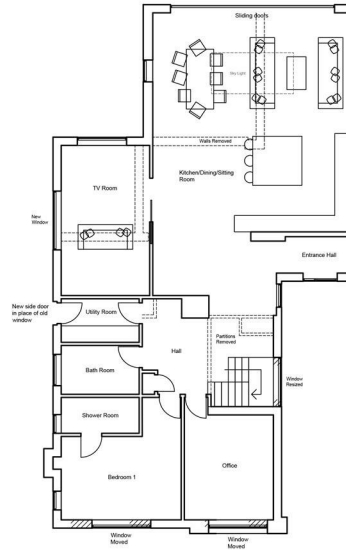
North Elevation



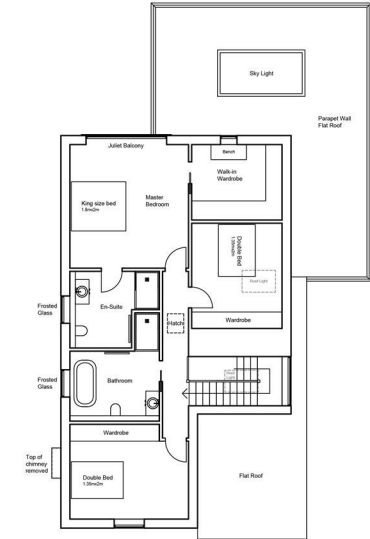
East Elevation



South Elevation



Ground Floor Plan



First Floor Plan



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.

