



Newport Road, Saffron Walden, CB11 4BS

CHEFFINS

Newport Road

Saffron Walden,
CB11 4BS

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Guide Price £935,000

- Spacious and versatile accommodation
- Generously proportioned reception rooms
- Principal bedroom with en suite
- Mature landscaped garden
- Double garage & private driveway
- Ideally located for the town, schooling and Audley End station

A deceptively spacious property offering versatile accommodation over two floors. The property enjoys a good sized, mature plot and is well-placed for access to the town centre and local schools.





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

Double glazed entrance door with decorative leaded window.

CLOAKROOM

Comprising WC with hidden cistern and vanity wash basin.

DINING ROOM

A dual aspect room with double glazed window to the front and a pair of double glazed doors with adjoining full height double glazed windows providing a good degree of natural light and access to the terrace and garden beyond. Fitted dresser with shelving and storage cupboards below. A pair of glazed doors lead to:

SITTING ROOM

A well-proportioned and atmospheric reception room with a pair of double glazed doors providing access to the outdoor space, together with full height double glazed windows to either side. Inset gas fired stove and fitted bookcase with glazed doors and cupboard below. Glazed door providing access to the staircase rising to the first floor.

GARDEN ROOM

A versatile room with with number of full height double glazed windows, together with a pair of double glazed doors providing acces and views to the terrace and garden beyond. Opening to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with granite worktop space over, range style cooker, integrated fridge and dishwasher, ceramic sink unit and double glazed window to the side aspect.

INNER HALLWAY

With doors to adjoining rooms, double glazed entrance door to the front aspect with decorative leaded window, built-in airing cupboard housing the pressurised hot water cylinder.

UTILITY ROOM

Fitted with a range of cupboards with worktop

space over, sink unit, space for American style fridge freezer and washing machine. Double glazed windows to two aspects, together with a double glazed door providing access to the outdoor space.

BEDROOM 5/WORK ROOM

A versatile, multi-purpose room with double glazed window to the side aspect and fitted shelving.

BEDROOM 1

Double glazed bay window to the front aspect, extensive fitted bedroom furniture incorporating dressing table and wardrobes. Door to:

EN SUITE

Comprising shower enclosure, WC with hidden cistern, vanity wash basin and heated towel rail.

BEDROOM 4

Double glazed window to the front aspect.

BATHROOM

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

DOUBLE GARAGE

Accessed via a pair of electric up and over doors from the driveway, a double glazed door from the side path and an internal personal door from the entrance hall. The garage is of excellent proportioned with a good ceiling height and offers huge scope for full or part conversion to additional accommodation, subject to needs and relevant approval.

FIRST FLOOR

LANDING

Accessed via the staircase from the sitting room.

BEDROOM 2

Currently used as a large office/study, with double glazed window overlooking the garden and an additional Velux window providing a good degree of natural light.

BATHROOM

Comprising panelled bath, low level WC, pedestal wash basin and skylight.

BEDROOM 3

Double glazed window to the front aspect, skylight and fitted wardrobes.

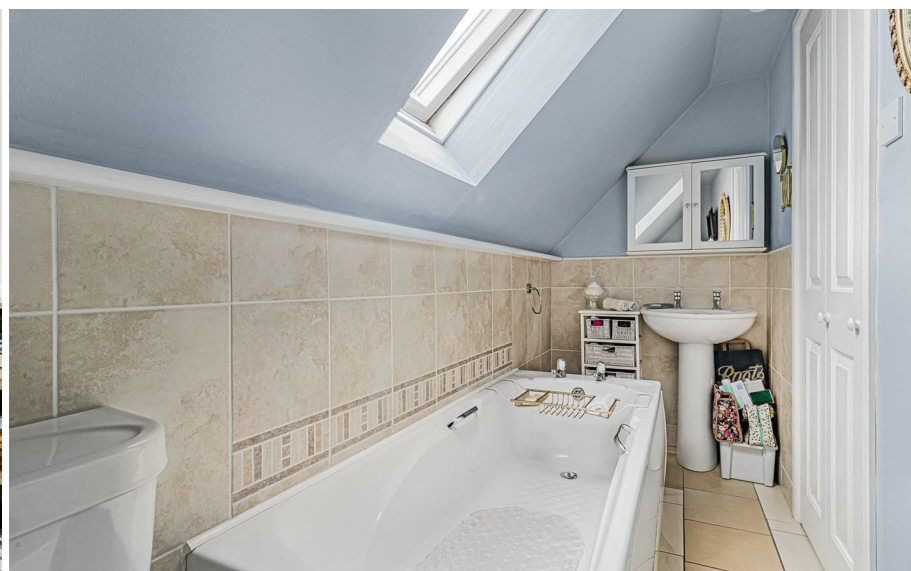
OUTSIDE

The property is set in an excellent location being a short distance from the local schools, walking-distance of the town centre and well-placed for commuters from Audley End train station. The property enjoys a good sized plot, accessed via a block paved driveway providing extensive off-street parking and access to the garage, with mature hedging and planting and an adjoining lower terrace with flowerbeds. Adjoining the rear of the property is a paved terrace with an adjoining decking area for outdoor entertaining and an ornamental pond. The garden is mainly laid to lawn with a mature apple tree, together with a large greenhouse. To the rear of the garden is a large prefabricated workshop which sits on a concrete base. This area offers scope for a replacement contemporary garden studio.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	



Guide Price £935,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford

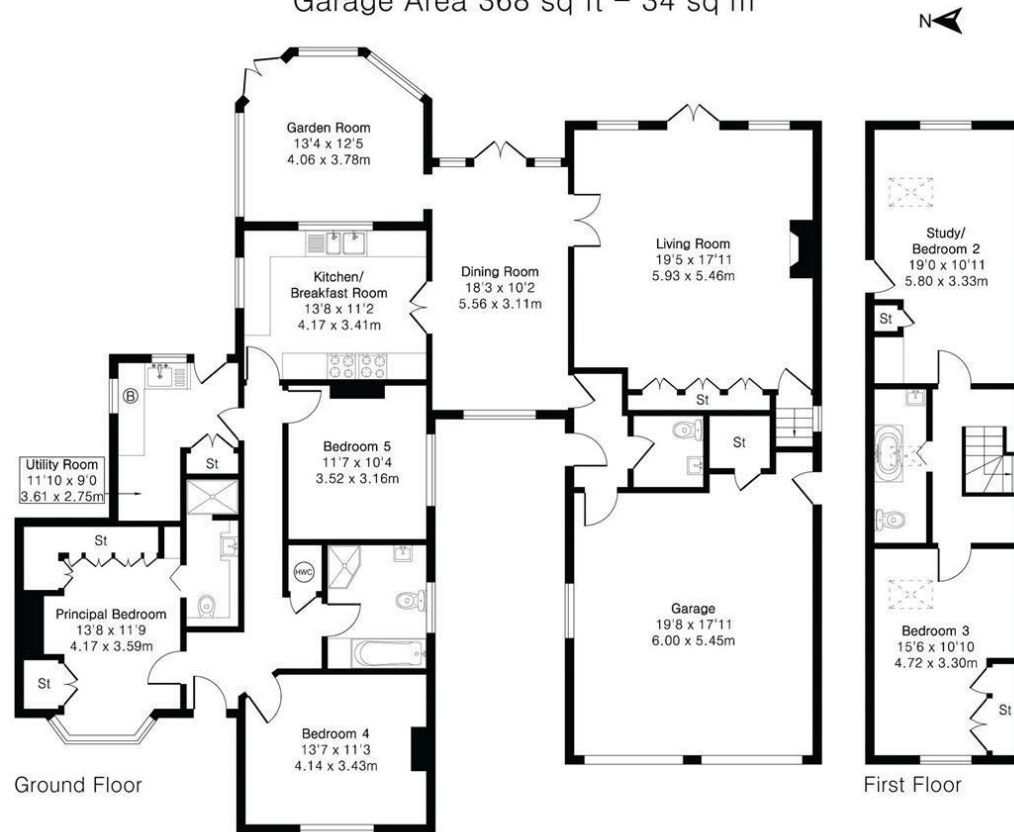


**Approximate Gross Internal Area 2298 sq ft - 213 sq m
(Excluding Garage)**

Ground Floor Area 1790 sq ft – 166 sq m

First Floor Area 508 sq ft – 47 sq m

Garage Area 368 sq ft – 34 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.

