



Allard Way, Saffron Walden, CB11 3GP



## Allard Way

Saffron Walden,  
CB11 3GP

- Four bedrooms
- Three storey accommodation
- Garage and driveway parking
- Landscaped gardens
- Three shower rooms
- Central town position

A stylish and beautifully appointed four bedroom semi-detached home positioned in a popular development within the town. Comprising of bright and versatile living accommodation over three floors, the property also enjoys private, landscaped gardens with a south westerly aspect together with driveway parking and integral tandem garage.

 4
  3
  1

**Guide Price £550,000**





## 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 with two insert glass panels, stairs rising to the first floor, built-in storage cupboard with shelving, tiled floor and doors to adjoining rooms,

### KITCHEN

Double glazed bay window to the front aspect and fitted with a range of base and eye level units with worktop over, integrated appliances of fridge, freezer, oven with grill above and five ring gas hob with extractor above, dishwasher, stainless steel sink, tiled floor.

### CLOAKROOM

Comprising ceramic wash basin with stainless steel taps and splashback tiles, low level WC, obscure double glazed window to the front aspect.

### LIVING ROOM/DINING ROOM

A beautiful open plan area with a triple aspect consisting of windows and double glazed patio doors leading directly into the garden and a feature electric fire with quartz hearth, built-in storage cupboard underneath the stairs.

## FIRST FLOOR

### LANDING

Built-in storage cupboard housing the

hot water cylinder, stairs rising to the second floor and doors to adjoining rooms.

### BEDROOM 3

Double glazed window to the rear aspect with view of the garden, built-in double wardrobe.

### BATHROOM

Comprising a suite of ceramic wash basin, panel bath with part-tiled walls, heated towel rail, low level WC, obscure double glazed window to the rear aspect.

### BEDROOM 2

Double glazed window to the front aspect, built-in double wardrobe.

### EN SUITE

Comprising walk-in shower enclosure with tiled walls, ceramic wash basin, low level WC, heated towel rail.

### BEDROOM 4

This room could be used as a study and has double glazed window to the front aspect.

## SECOND FLOOR

### LANDING

Door to:-

### BEDROOM 1

A pair of double glazed windows to the front aspect with a large walk-in space ideal for wardrobes/additional storage.

### EN SUITE

Comprising walk-in shower enclosure with tiled walls, ceramic wash basin, low level WC, heated towel rail, obscure double glazed window to the rear aspect.

### OUTSIDE

A block paved driveway leads to the attached garage offering off-street parking. The beautifully appointed southwest-facing private landscaped rear garden features shrubs, plants, and trees and is complemented by a patio which is perfect for al fresco dining. Timber fences along with a brick wall enclose this space with access via a door to:-

### TANDEM DOUBLE GARAGE

Fitted with up and over electric doors with power supply connected. Personal door to garden.

### AGENT'S NOTE

There is an estate charge of circa £250 p.a.

### VIEWINGS

By appointment through the Agents.

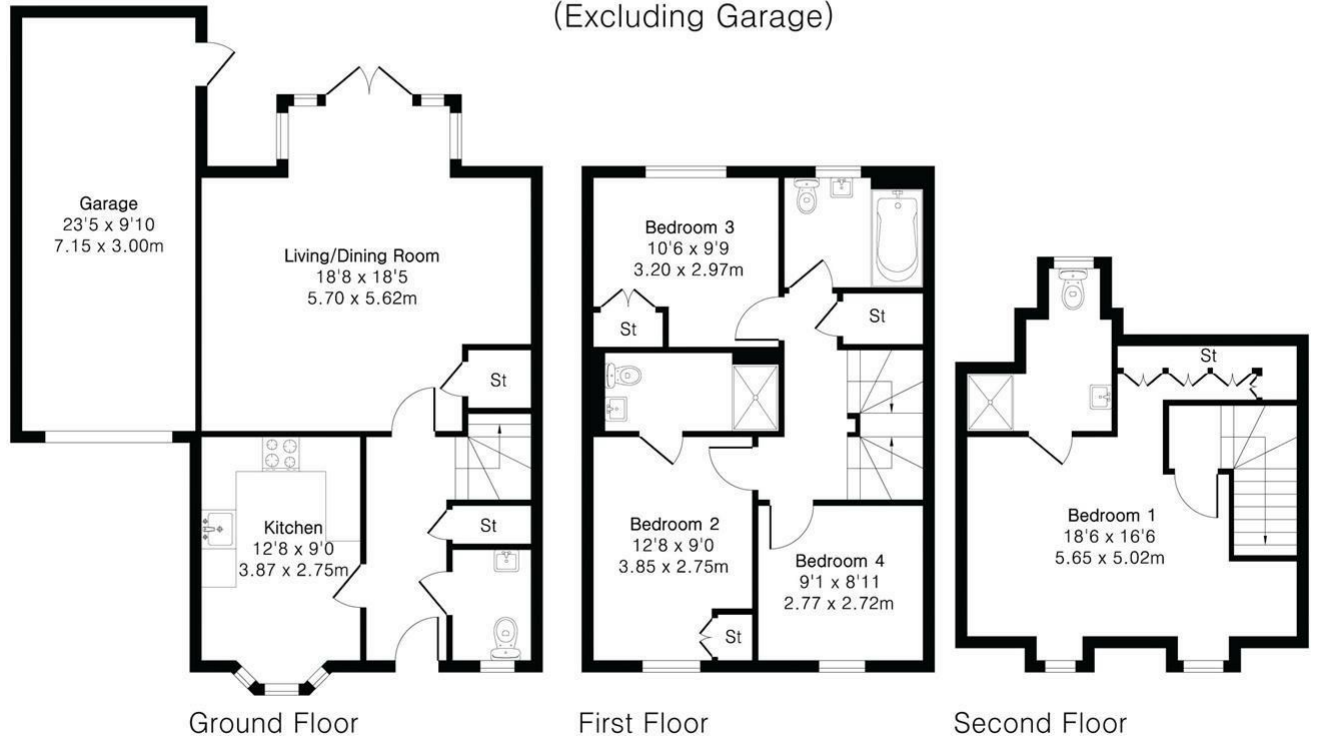






**Approximate Gross Internal Area 1397 sq ft - 130 sq m**

Ground Floor Area 559 sq ft – 52 sq m  
 First Floor Area 512 sq ft – 48 sq m  
 Second Floor Area 326 sq ft – 30 sq m  
 Garage Area 231 sq ft – 21 sq m  
 (Excluding Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	85

EU Directive 2002/91/EC

Guide Price £550,000  
 Tenure - Freehold  
 Council Tax Band - F  
 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



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.