



Fair Leas, Saffron Walden, CB10 2DR

**CHEFFINS**

## Fair Leas

Saffron Walden,  
CB10 2DR

- Offered chain free
- Five bedrooms
- Open plan kitchen/diner
- Detached family home
- Popular residential location
- Driveway parking and garage

A spacious, detached, five bedroom house set in a quiet cul-de-sac within walking distance of the town centre and schools. The property enjoys generous and versatile accommodation throughout, together with driveway parking, detached garage and private rear garden. Offered chain free.

5 2 1

**Guide Price £585,000**





## 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 adjoining double glazed panel, tiled flooring with underfloor heating which extends through to the cloakroom, adjoining reception room and kitchen/dining room, built-in storage cupboard and staircase rising to the first floor with storage cupboard under. Open plan to the sitting room.

### CLOAKROOM

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

### SITTING ROOM

Double glazed window to the front aspect and double glazed French doors opening to the rear garden and gas fireplace. Opening to:

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktop space over, ceramic sink unit, space for cooker with extractor hood over, built-in microwave oven and space for fridge freezer. Double glazed windows to the front and rear aspects.

### UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, stainless

steel sink, space and plumbing for washing machine and tumble dryer, wall-mounted gas fired boiler. Double glazed window to the rear aspect and double glazed door to the side providing access to the outside space.

## FIRST FLOOR

### LANDING

Obscure double glazed half-landing window to the side aspect, doors to adjoining rooms, built-in airing cupboard housing the hot water cylinder and access to the loft space.

### BEDROOM 1

Large double glazed window to the rear aspect overlooking the garden.

### BEDROOM 2

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

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden and built-in wardrobe.

### SHOWER ROOM

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

### BEDROOM 4

Double glazed window to the front aspect.

### BEDROOM 5

Double glazed window to the front aspect.

### FAMILY BATHROOM

Comprising panelled bath, low level WC, ceramic wash basin with vanity cupboard beneath and heated towel rail. Part tiled walls and tiled flooring and obscure double glazed window to the side aspect.

### OUTSIDE

The front garden is laid to lawn with mature tree and flowerbed. A block paved driveway provides off-street parking for 2-3 vehicles and a pair of wrought iron gates provide access to a further parking area and the garage. The west facing rear garden is predominantly laid to lawn with patio area and mature flower and shrub beds, timber storage shed.

### GARAGE

A large, tandem-style garage with up and over door, power and lighting connected and personal door to the side.

### VIEWINGS

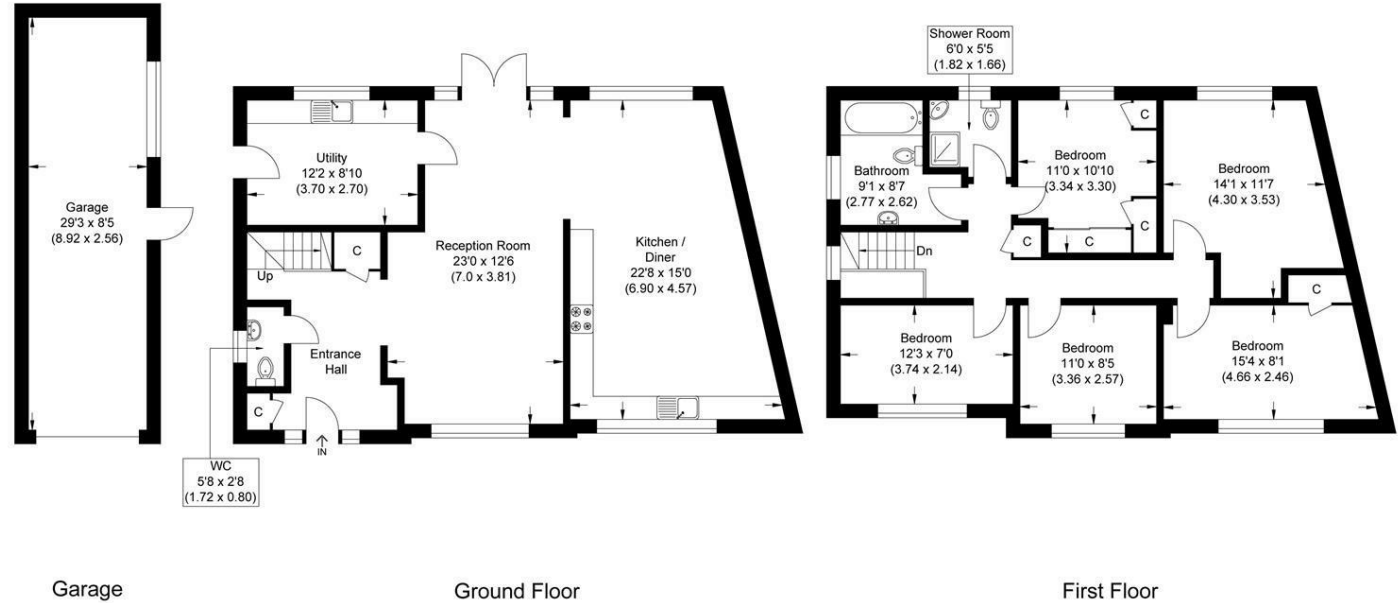
By appointment through the Agents.







Approximate Gross Internal Area  
 150.14 sq m / 1616.09 sq ft  
 (Excludes Garage)  
 Garage Area : 22.84 sq m / 245.84 sq ft



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>	68	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £585,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.