



Farmadine Court, Saffron Walden, CB11 3HT

**CHEFFINS**

## Farmadine Court

Saffron Walden,  
CB11 3HT

3 1 2

**Guide Price £500,000**

- Three bedroom town house
- Central location within walking distance of amenities
- Beautifully landscaped gardens
- Versatile accommodation
- Driveway parking

A well appointed, three bedroom town house positioned in an enviable location within walking distance of the town. The property offers generous and versatile accommodation over three floors, together with landscaped gardens and driveway parking. Offered chain free.





## 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

Obscure double glazed door to the front aspect, stairs rising to the first floor with storage beneath, tiled flooring and doors to adjoining rooms. Feature window and door to:-

### STUDIO

A versatile space offering a multitude of uses. This is the former garage and is currently being utilised as a workshop with three storage cupboards, tiled flooring and large double glazed window to the front aspect. Door to:-

### REAR LOBBY/BOOT ROOM

Door opening to the rear garden and opening to:-

### UTILITY ROOM

Double glazed window to the rear aspect and tiled flooring. Fitted with a range of base and eye level units with stainless steel sink, wall mounted boiler/inverter for solar panels, water softener, space for washing machine and freezer. Door returning to the entrance hall.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC, built-in shelving, tiled flooring and obscure double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

A spacious landing with study area, double glazed window to the front aspect, stairs leading to the second floor and door to:-

### SITTING/DINING ROOM

Double glazed window to the front aspect and double glazed French doors with adjoining windows leading directly onto a decked balcony with steps leading down to the garden. Opening to:-

### KITCHEN

Double glazed window to the rear aspect with views of the garden. Fitted with a range of base and eye level units, splash back tiles, four ring induction hob with extractor hood above and conventional oven beneath, free-standing fridge and stainless steel sink.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms and access to the attic space.

### BEDROOM 1

Double glazed windows to the front aspect with views St Mary's Church, mirrored fitted wardrobes and cupboard housing the hot water cylinder.

### BEDROOM 2

Double glazed window to the rear aspect.

### BEDROOM 3

Double glazed window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with stainless steel taps and vanity cupboards above and beneath, low level WC, panelled bath with shower above, part-tiled wall, heated towel rail, obscure double glazed window to the rear aspect.

### ATTIC

Fold away stairs, double rock-wool insulation, water tanks and lighting.

### OUTSIDE

To the front of the property is a block paved driveway providing parking for several vehicles together with a pretty garden planted with a selection of mature shrubs, flowers and Birch trees. There is gated side access to a bin storage area, also housing a timber shed, in turn leading to the beautiful easterly facing landscaped garden featuring a patio area with a range of fruit trees, an array of shrubs and flowers and a timber summer house. There is direct access to the garden from the dining room via the decked balcony and staircase. To the rear of the garden is a jetty patio with a timber balcony and steps leading down to the Thaxted Slade stream.

### AGENT'S NOTE

The property is fitted with 12 solar panels to the front roof elevation, with a Feed-in-Tariff providing the current owner an income of £500-£600 per year.

### VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £500,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Uttlesford

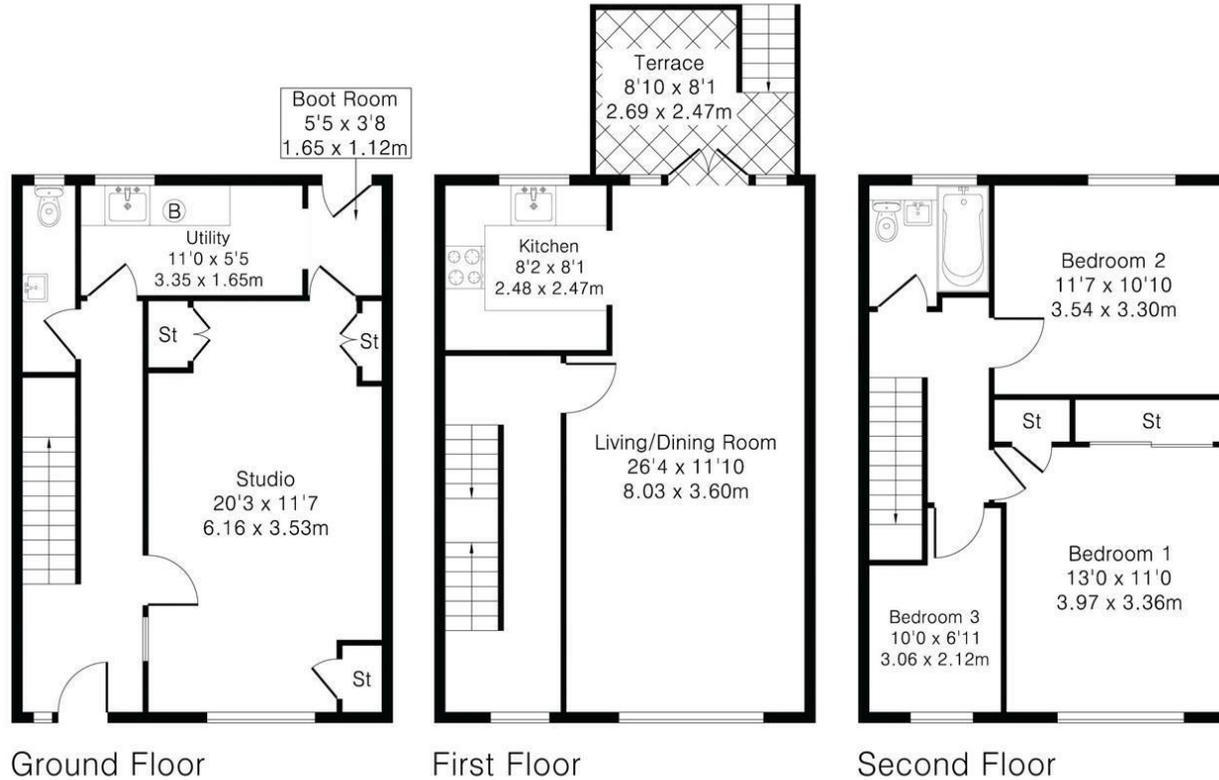


**Approximate Gross Internal Area 1383 sq ft - 129 sq m**

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 461 sq ft – 43 sq m

Second Floor Area 461 sq ft – 43 sq m



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.

