



High Street, Saffron Walden, CB10 1AT

**CHEFFINS**

## High Street

Saffron Walden,  
CB10 1AT

3 3 3

**Guide Price £850,000**

- Prominent position on the High Street
- Kitchen/breakfast room with doors to the garden leading into Edward Bawden Court
- Potential for self-contained accommodation
- Living room with feature fireplace
- Primary bedroom with a west facing balcony
- Driveway and garage

Occupying a prominent High Street position, this elegant three-bedroom townhouse provides substantial accommodation across four floors, with scope to create a self-contained space. The property is further enhanced by a delightful west-facing courtyard in Edward Bawden Court, driveway parking, a garage, and a store room.





## 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, staircase rising to the first floor and also descending to the basement, doors to adjoining rooms.

### DINING ROOM

Double glazed bay window to the front aspect.

### CLOAKROOM

Comprising pedestal wash basin and low level WC.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with granite worktop space over, stainless steel sink unit, integrated dishwasher, full height fridge, separate freezer, wine cooler, electric double oven and integrated microwave, five ring gas hob with overhead extractor, bay window with window seat overlooking the rear garden, together with a partially glazed external rear door.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, stairs rising to the second floor.

### LIVING ROOM

Glazed bay window together with an additional glazed window to the communal gardens of Edward Bawden Court. Feature fireplace with a coal effect gas fire.

### BEDROOM

Glazed bay window to the front aspect and fitted wardrobes.

### BATHROOM

Comprising ceramic wash basin with vanity cupboard beneath, panel bath with shower attachment, low level WC, heated towel rail and corner shower unit.

## SECOND FLOOR

### LANDING

Doors to adjoining rooms and access to the loft space.

### BEDROOM

Window to the front aspect, fitted wardrobe and door to airing cupboard.

### PRIMARY BEDROOM

Glazed French doors leading out onto the rear west-facing balcony overlooking Edward Bawden Court, fitted wardrobes and door to:-

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, panel bath with shower attachment, shower unit and heated towel rail.

## BASEMENT

### HALLWAY

Doors to adjoining rooms.

### UTILITY ROOM

Fitted with base and eye level units with

worktop space over, stainless steel sink unit, space and plumbing for double stack washing machine and tumble dryer.

### PLANT ROOM

Housing the water softener.

### STUDY/BEDROOM

Fitted with a pull-down double bed, fitted storage cupboard and door to:-

### EN SUITE

Comprising pedestal wash basin, low level WC, shower unit and heated towel rail.

## OUTSIDE

A wrought iron gate opens to a pathway leading to the front door. The rear features a west-facing block-paved courtyard garden with raised beds. Access to off-street parking and the garage is via electric wrought iron gates from Edward Bawden Court, which also includes a well-maintained communal garden with a central lawn and raised beds.

## GARAGE

Fitted with up and over door, power and lighting connected and side door leading directly into the garden together with a rear door leading to a useful store room.

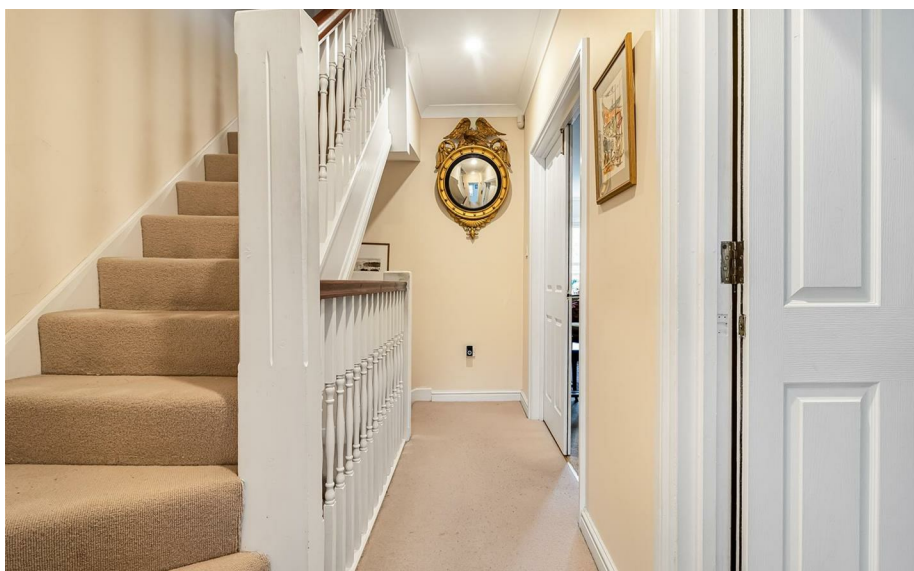
## AGENT'S NOTE

There is an Edward Bawden Court management charge of £720 p.a.

## VIEWINGS

By appointment through the Agents.





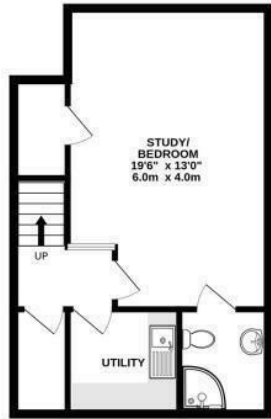
| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          |                                                                                                           |           |
| (81-91) <b>B</b>                            |                                                                                                           |           |
| (69-80) <b>C</b>                            | 76                                                                                                        | 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  |           |



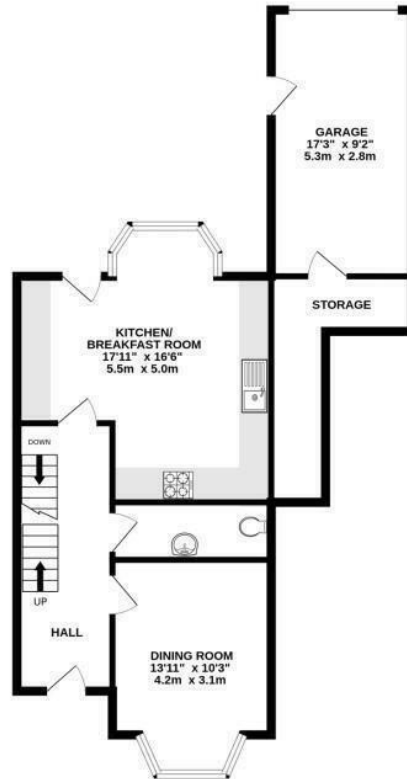
Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Uttlesford



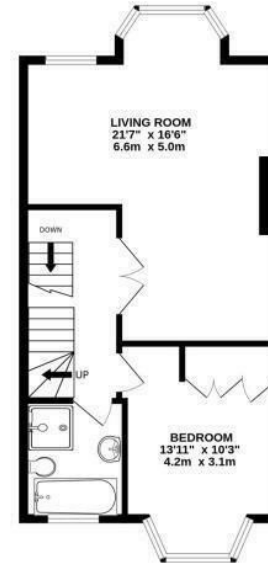
**BASEMENT**  
417 sq.ft. (38.8 sq.m.) approx.



**GROUND FLOOR**  
736 sq.ft. (68.4 sq.m.) approx.



**1ST FLOOR**  
524 sq.ft. (48.7 sq.m.) approx.



**2ND FLOOR**  
510 sq.ft. (47.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2187 sq.ft. (203.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

