

Crabtrees, Saffron Walden, CB11 3BH

CHEFFINS

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Guide Price £800,000

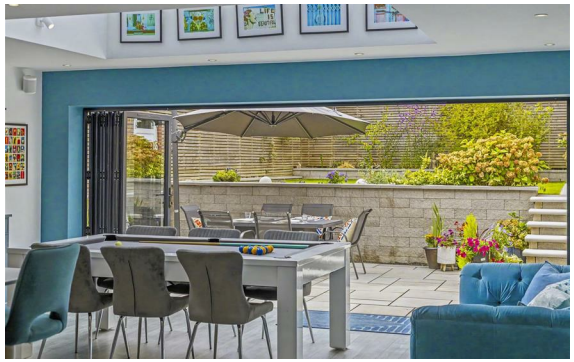


- Renovated, detached home in a popular residential location
- Beautifully presented throughout
- Stunning open plan kitchen/dining/living room with bi-folding doors to the garden
- Primary bedroom with en suite
- Landscaped west-facing garden
- Garage & driveway

An extensively renovated detached residence boasting a striking ground-floor extension designed for seamless, contemporary living. Finished to an exceptional standard throughout, the home opens out to a landscaped garden designed for alfresco entertaining, complete with a private garage and off-street parking.









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
A welcoming entrance hall with a spectacular view through to the terrace and landscaped garden. Staircase rising to the first floor with deep understairs storage cupboard and an additional double glazed window flooding the hallway with natural light.

CLOAKROOM
Comprising WC with hidden cistern, vanity wash basin and obscure double glazed window.

SITTING ROOM
Deep bay double glazed window to the front aspect.

KITCHEN/DINING/LIVING SPACE
An impressive contemporary space which has been completely transformed by the current owner, highlighted by an open-plan kitchen extension featuring a large roof lantern and bi-folding doors for seamless indoor-outdoor living. The newly refitted kitchen boasts expansive cabinetry, full-height storage units, and a substantial central island topped with Corian and a built-in breakfast bar. Equipped to the highest standard, the space includes a suite of integrated Neff appliances—double oven, plate warmer, and full-height fridge and freezer—along with an induction hob, Siemens dishwasher, washing machine, and tumble dryer. A recessed home workstation, a recently installed Worcester gas boiler and underfloor heating complete this exceptional space.

FIRST FLOOR

LANDING
Doors to adjoining rooms, built-in airing cupboard housing the hot water cylinder and access to the boarded loft space via a pull-down ladder.

BEDROOM 1
Double glazed window to the front aspect with a pleasant outlook to a green. Fitted wardrobes and door to:

EN SUITE
Refitted suite comprising large shower enclosure, WC with hidden cistern, vanity wash basin, contemporary heated towel rail and obscure double glazed window.

BEDROOM 2
Double glazed window to the rear aspect overlooking the garden.

BEDROOM 3
Double glazed window to the rear aspect overlooking the garden.

BEDROOM 4
Double glazed window to the front aspect with a pleasant outlook.

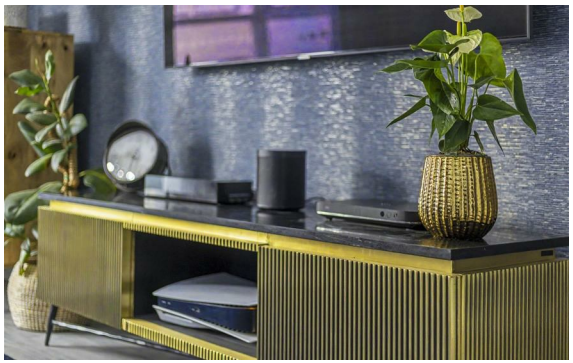
BATHROOM
Comprising panelled bath with shower attachment, separate shower enclosure, WC with hidden cistern, vanity wash basin, heated towel rail and obscure double glazed window to the side aspect.

OUTSIDE
The property is set in a popular location, within walking distance of the schools and local amenities. The current owner has carried out a beautiful garden landscaping project to provide an excellent al fresco entertaining space accessed directly from the kitchen/diining/living room, with steps leading up to the upper garden which is laid with an artificial lawn and enjoys views back towards the entertaining space and house.

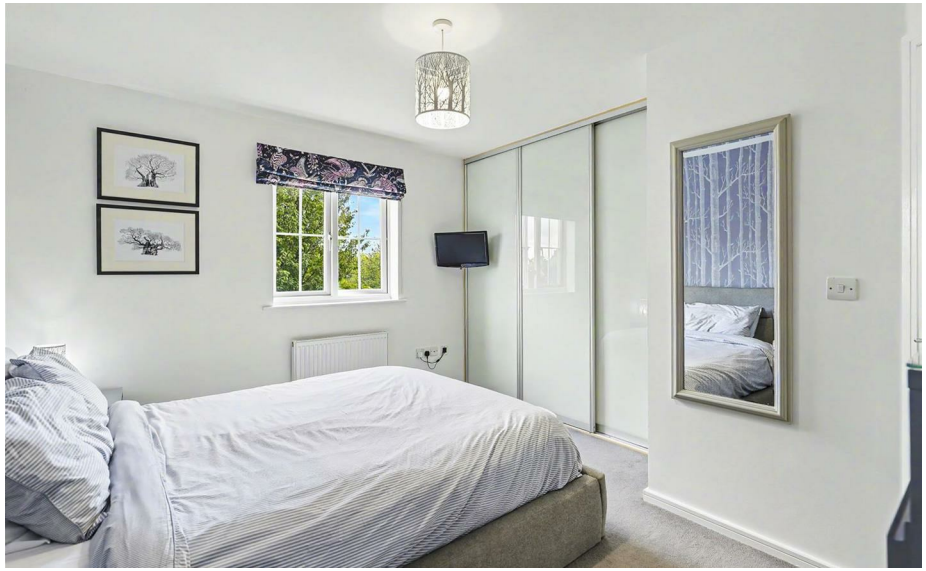
GARAGE
With up and over door, power and lighting connected, eaves storage space and personal door opening to the rear garden. To the front of the garage is an off-street parking space, with ample additional on-street parking available.

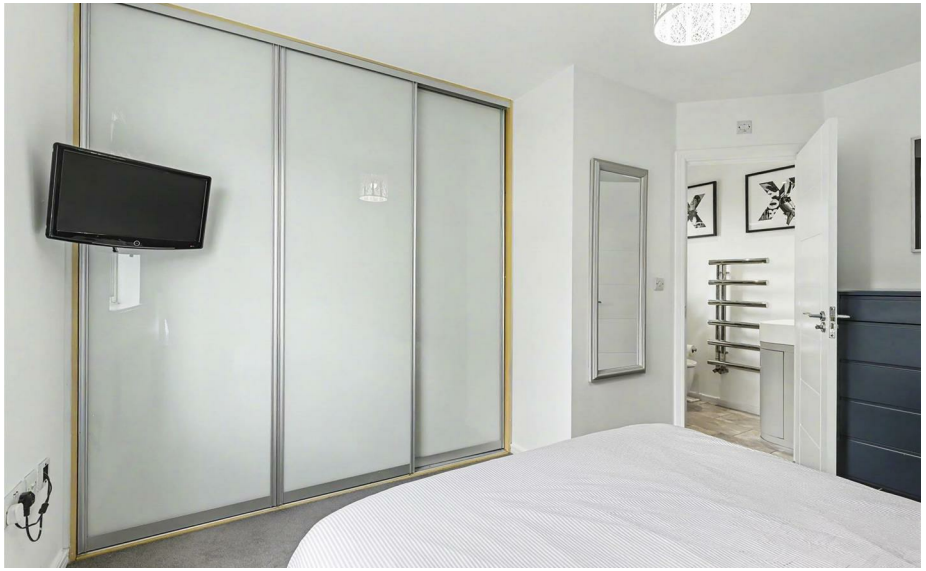
VIEWINGS
By appointment through the Agents.

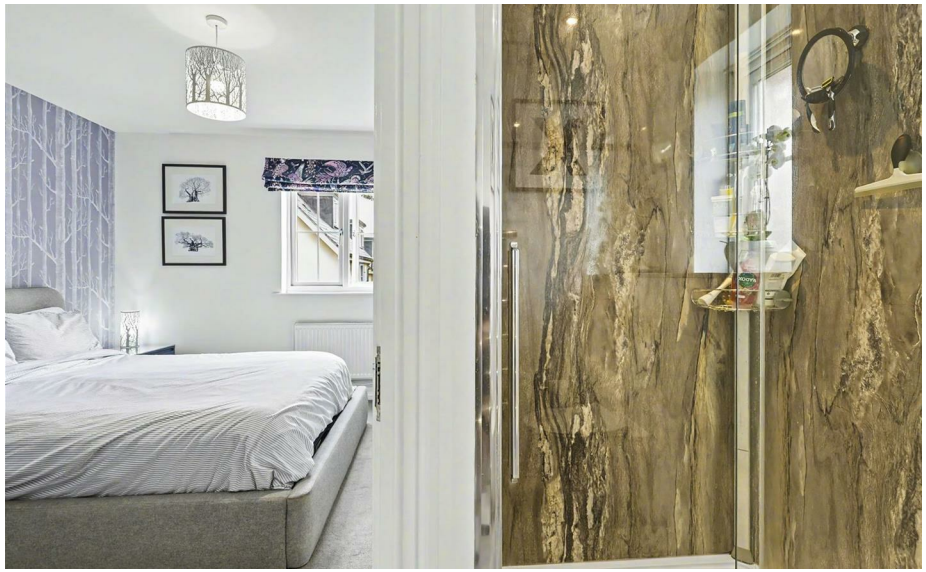






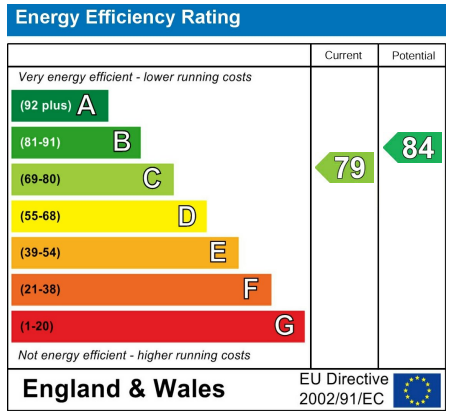




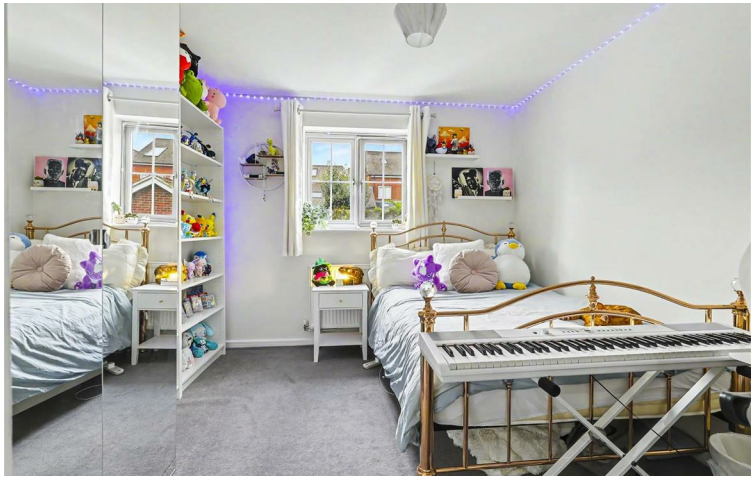


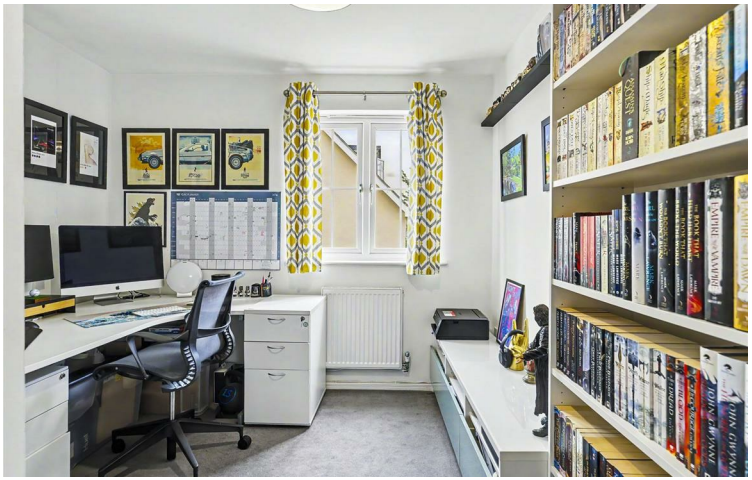


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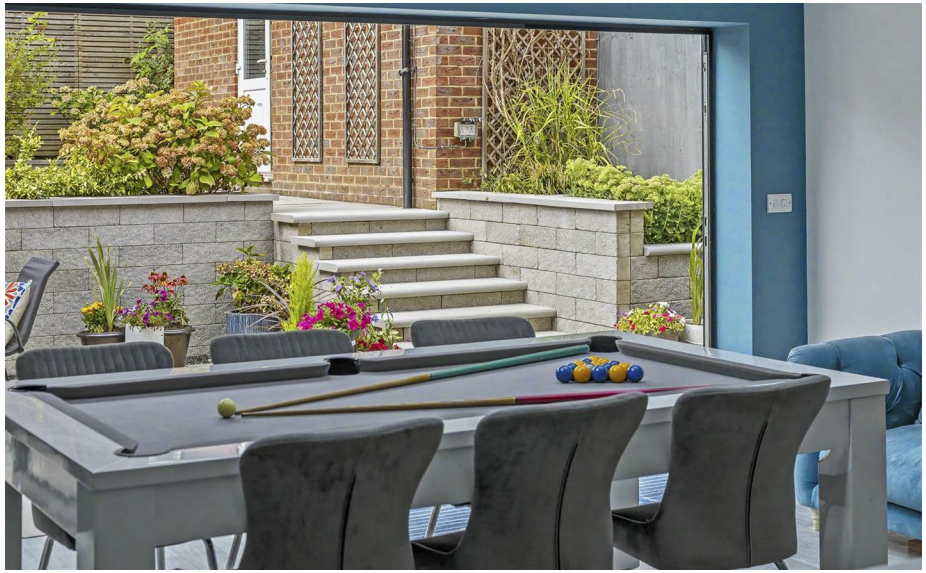








Guide Price £800,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford



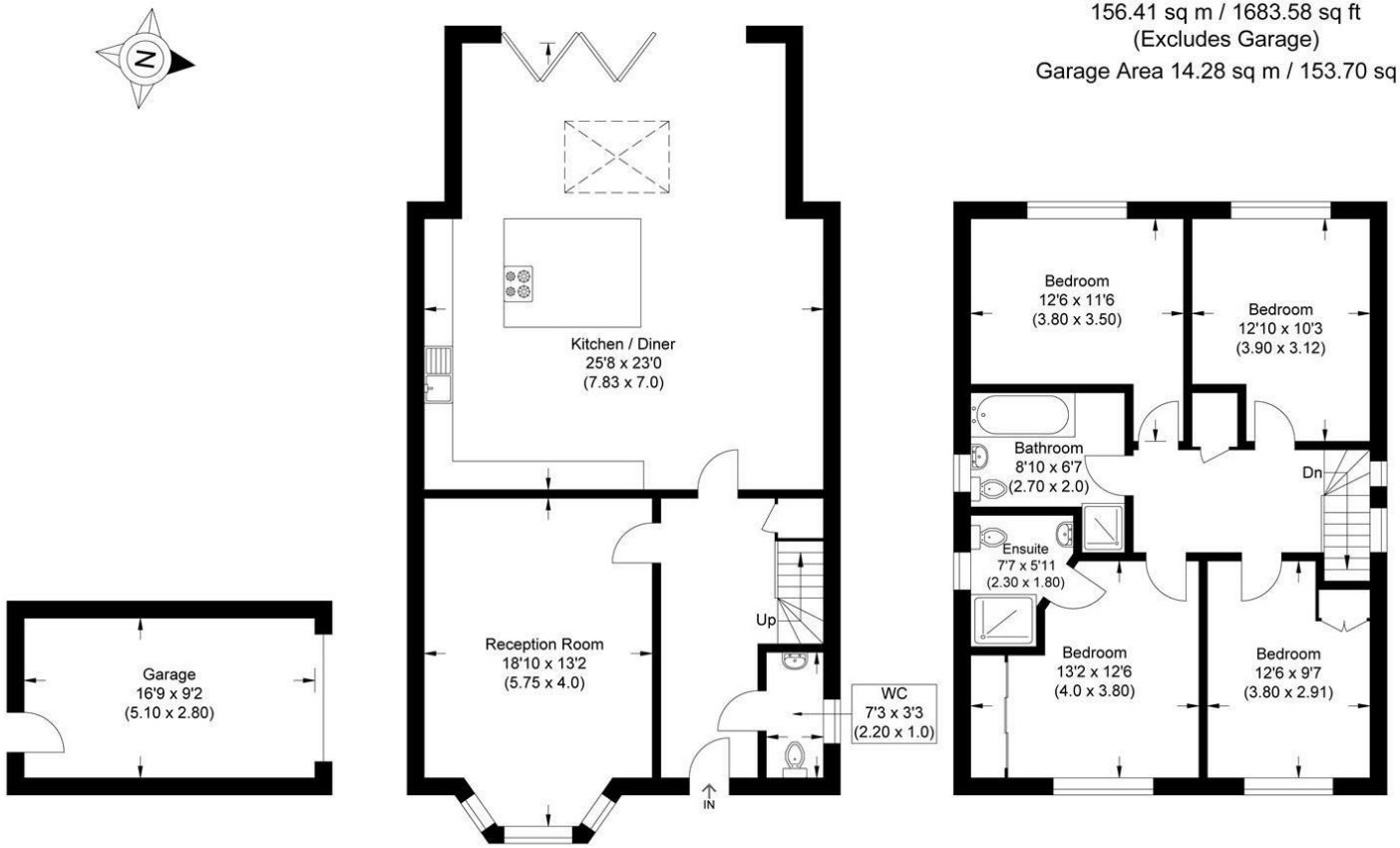






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Approximate Gross Internal Area
156.41 sq m / 1683.58 sq ft
(Excludes Garage)
Garage Area 14.28 sq m / 153.70 sq ft



Ground Floor First Floor

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

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.

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