



Walden Road, Saffron Walden, CB11 4TA

CHEFFINS

Walden Road

Littlebury, Saffron Walden,
CB11 4TA

- Chocolate box cottage
- Part furnished
- Two bedrooms
- Conservatory
- Cottage garden
- Popular village location

A charming and quirky two double bedroom cottage in the popular village of Littlebury which has been renovated throughout to a very high standard. Accommodation comprises; living room, recently fitted kitchen, conservatory, two double bedrooms and shower room along with a pretty cottage garden. The property is offered on a part furnished basis and available Mid October.

2 1 1

£1,275 PCM





LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.

GROUND FLOOR

ENTRANCE DOOR

Leading into:

LIVING ROOM

With window to front aspect, wood burning stove as well as exposed brick floor and beams. Leading into:

KITCHEN

Newly fitted kitchen comprising base and eye level units, integrated oven and hob as well as microwave, washer dryer and fridge freezer. Ceramic sink with mixer tap, tiled splashback, worktops and flooring. Stairs leading to to first floor. Door leading into:

CONSERVATORY

A terrific additional room, with doors leading onto garden.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms.

BEDROOM 1

With window to front aspect and storage cupboard.

BEDROOM 2

With window to rear aspect.

SHOWER ROOM

Comprising shower, low level WC and basin over, tiled flooring and splashbacks.

OUTSIDE

There is a patio garden to the rear with a shingle area and raised area for planting.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENTS NOTES

Holding Deposit : £294.00

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£1,275 PCM
Council Tax Band – B
Local Authority – Uttlesford

Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



First Floor

Approx. 20.8 sq. metres (224.2 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

Agents note:

[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.