



London Road, Saffron Walden, CB11 4ED

**CHEFFINS**

## London Road

Saffron Walden,  
CB11 4ED

3 1 3

**Guide Price £775,000**

- Charming detached home
- Envidable town location
- Three bedrooms
- Wealth of character features
- Driveway parking
- Landscaped garden
- Walking distance to schools

An imposing, double fronted, detached period home situated in the heart of the town. Comprising of beautifully appointed accommodation throughout, the property enjoys three bedrooms, driveway parking, landscaped gardens and a plethora of character features.





## 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 feature stained glass arched window, tiled flooring, staircase rising to the first floor, staircase leading to the basement, built-in storage cupboard and doors to adjoining rooms

**LIVING ROOM**

A dual aspect room with double glazed arched sash windows to the front and side, fireplace with log burner, exposed brickwork, tiled hearth and stone surround.

**KITCHEN/DINING ROOM**

A triple aspect room with double glazed arched sash window to the front, double glazed sash windows to the rear and side and a pair of double glazed doors opening to the garden. The kitchen is fitted with a range of base and eye level units with solid timber worktops, twin bowl sink unit, four ring gas hob with extractor hood above, built-in oven and integrated Bosch dishwasher. The room has a combination of timber and tiled flooring.

**SNUG**

Electric fireplace with oak mantle and built-in cupboards. Open plan to:

**REAR HALLWAY**

Glazed double doors leading to the driveway and providing a secondary access, tiled flooring and door to:

**UTILITY/WC**

Fitted with a range of base and eye level units, space for washing machine and tumble dryer, ceramic wash basin with tiled splashbacks, low level WC and tiled flooring. Skylight window providing natural light.

**BASEMENT**

Accessed via a curved stairwell. Brick flooring, exposed timbers and power and lighting connected.

**FIRST FLOOR****LANDING**

Double glazed window to the rear aspect, built-in storage cupboard with shelving and doors to adjoining rooms.

**BEDROOM 1**

A dual aspect room with double glazed arched sash windows to the front and side aspects and a pair of built-in wardrobes.

**BEDROOM 2**

Double glazed arched sash window to the front aspect.

**BEDROOM 3**

Double glazed sash window to the side aspect overlooking the garden.

**BATHROOM**

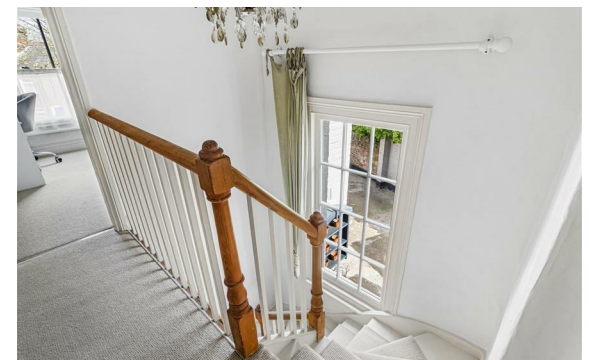
Comprising low level WC, ceramic wash basin, panelled bath with shower over, heated towel rail, built-in storage cupboard, part-wood panelled walls, skylight window and obscure double glazed sash window to the rear aspect.

**OUTSIDE**


The property has vehicular and pedestrian access from Debden Road via solid timber gates, leading to a private driveway providing off-street parking for at least 3 vehicles and an outbuilding. From the driveway there is gated access to the garden which sits to the side of the property and is beautifully landscaped with a sandstone terrace surrounding an artificial lawn area, well-stocked shrub beds, timber storage shed and a sunken seating area. The garden is well-screened by mature hedge borders providing a good degree of privacy.

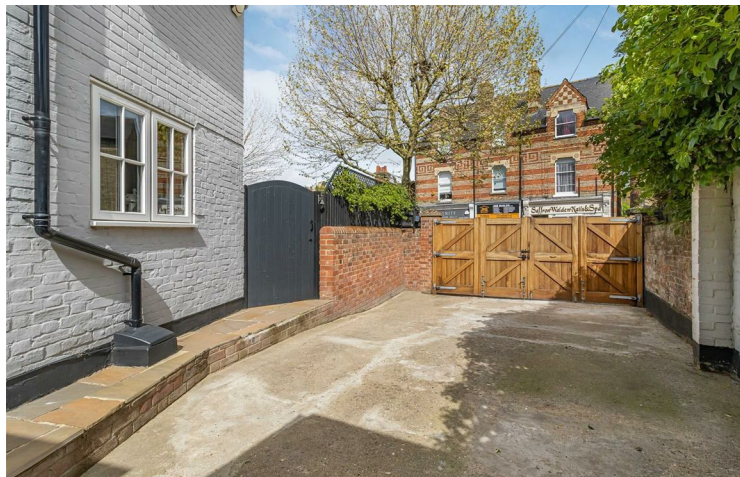
**VIEWINGS**

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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		

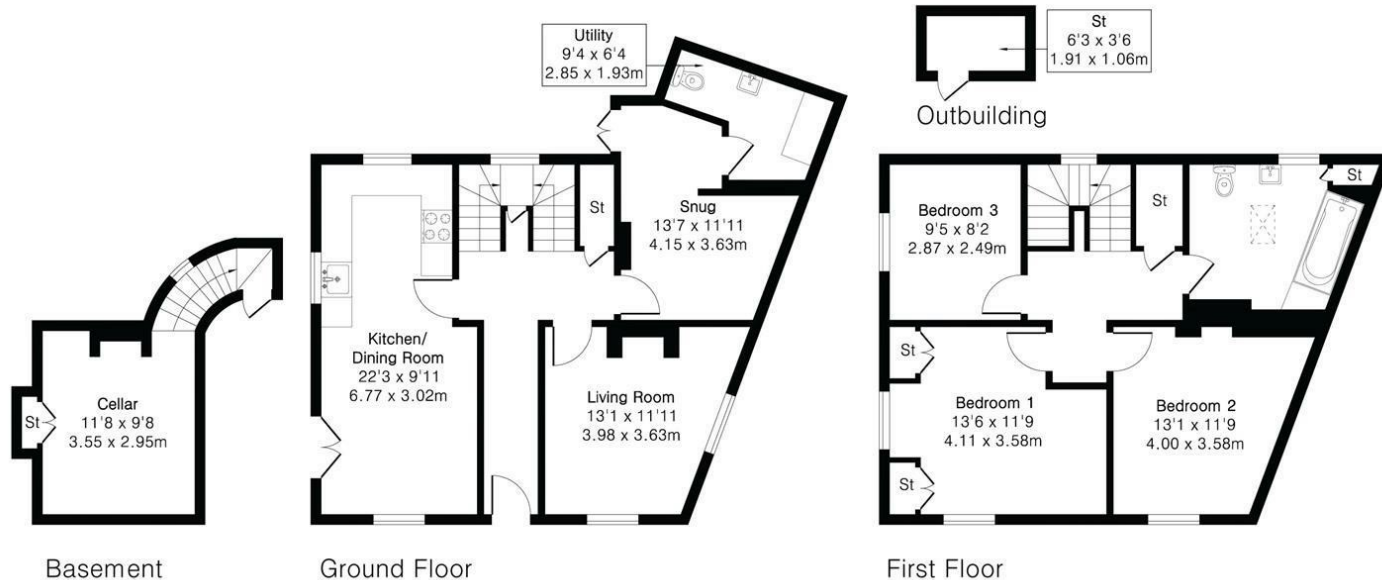


Guide Price £775,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford



**Approximate Gross Internal Area 1404 sq ft - 131 sq m  
(Excluding Outbuilding)**

Basement Area 138 sq ft – 13 sq m  
 Ground Floor Area 667 sq ft – 62 sq m  
 First Floor Area 599 sq ft – 56 sq m  
 Outbuilding Area 22 sq ft – 2 sq m



[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.

