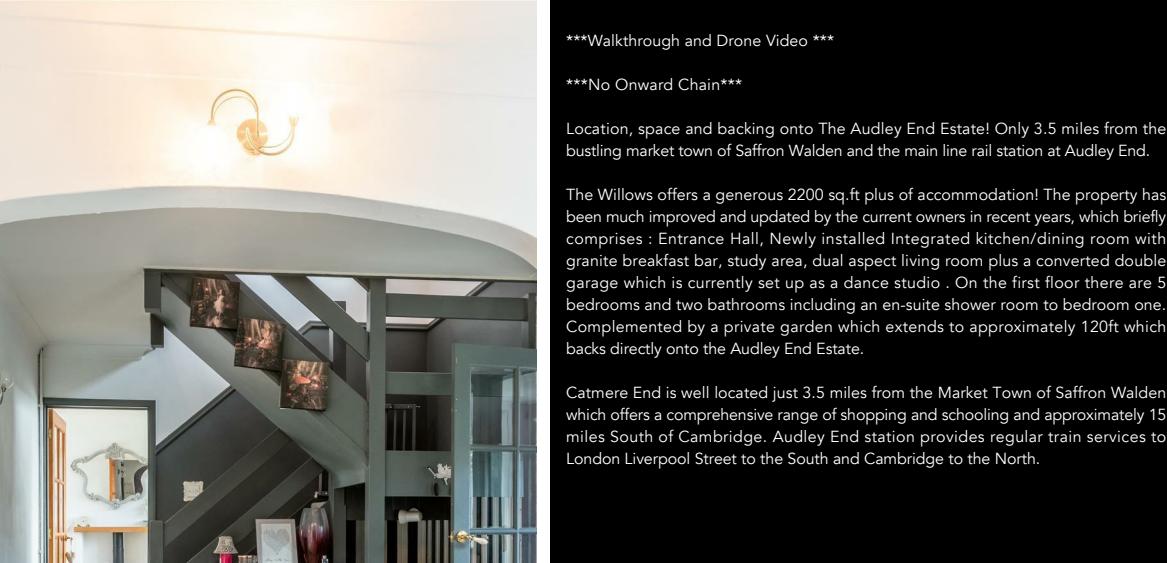




CATMERE END, SAFFRON WALDEN, CB11 4XG





***Walkthrough and Drone Video ***

No Onward Chain

Location, space and backing onto The Audley End Estate! Only 3.5 miles from the bustling market town of Saffron Walden and the main line rail station at Audley End.

The Willows offers a generous 2200 sq.ft plus of accommodation! The property has been much improved and updated by the current owners in recent years, which briefly comprises : Entrance Hall, Newly installed Integrated kitchen/dining room with granite breakfast bar, study area, dual aspect living room plus a converted double garage which is currently set up as a dance studio . On the first floor there are 5 bedrooms and two bathrooms including an en-suite shower room to bedroom one. Complemented by a private garden which extends to approximately 120ft which backs directly onto the Audley End Estate.

Catmere End is well located just 3.5 miles from the Market Town of Saffron Walden which offers a comprehensive range of shopping and schooling and approximately 15 miles South of Cambridge. Audley End station provides regular train services to London Liverpool Street to the South and Cambridge to the North.





- 5 Bedroom Detached Family Home
- Countryside Location
- Gardens Backing onto The Audley End Estate
- Newly Fitted Integrated Kitchen
- En-Suite and Family Bathroom
- 120ft Garden
- Over 2200 sq.ft of Accommodation
- No Onward Chain
- Dance Studio





ENTRANCE HALL

KITCHEN/DINING ROOM

STUDY AREA

LIVING ROOM

DANCE STUDIO

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

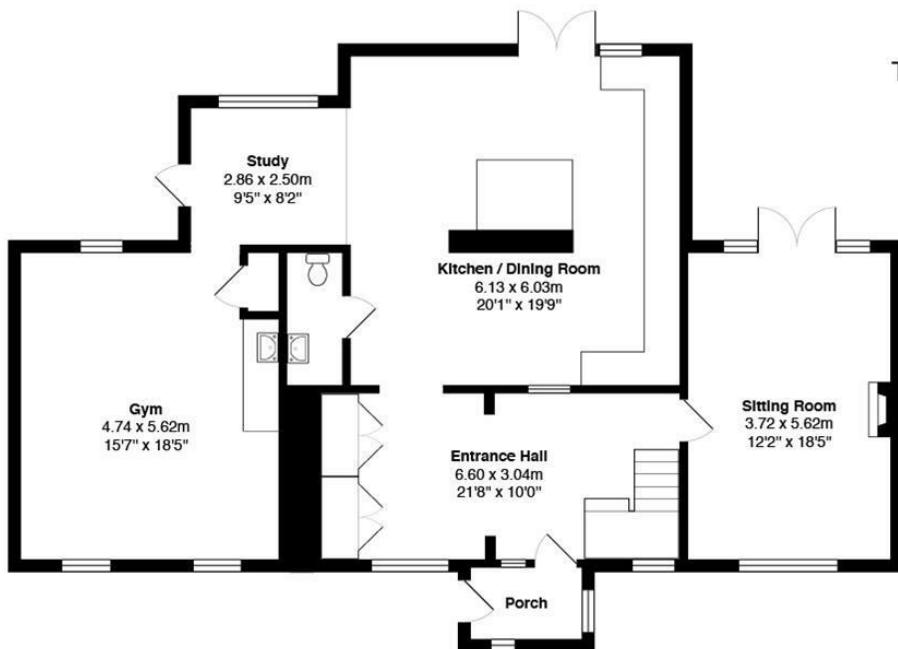
FAMILY BATHROOM

OUTSIDE



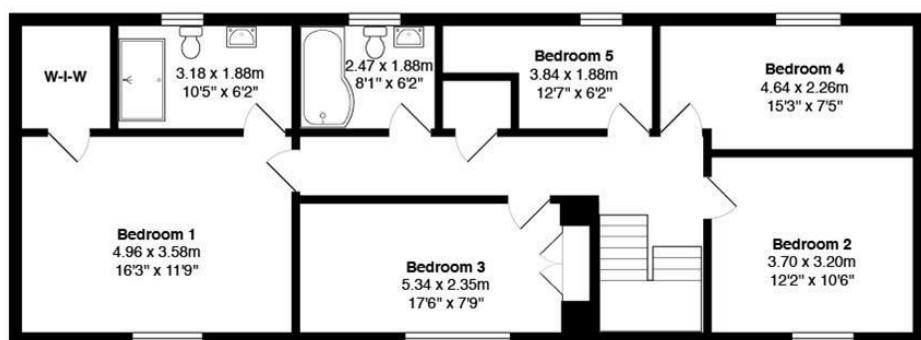


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
96	96	56	56
96 (A)	96 (A)	56 (B)	56 (B)
95 (B)	95 (B)	55 (C)	55 (C)
94 (C)	94 (C)	54 (D)	54 (D)
93 (D)	93 (D)	53 (E)	53 (E)
92 (E)	92 (E)	52 (F)	52 (F)
91 (F)	91 (F)	51 (G)	51 (G)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



The Willows, Catmere End

Total Area: 212.2 m² ... 2284 ft²



All measurements are approximate and for display purposes only



PRESTIGE & VILLAGE
UK's finest properties
PROPERTY@PRESTIGEANDVILLAGE.CO.UK
WWW.PRESTIGEANDVILLAGE.CO.UK