



**PRESTIGE & VILLAGE**

UK's finest properties

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

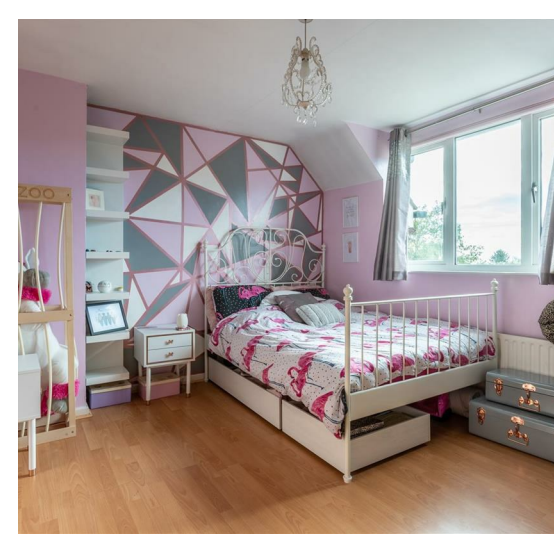
BEDROOM 3

BEDROOM 4

BEDROOM 5

FAMILY BATHROOM

OUTSIDE





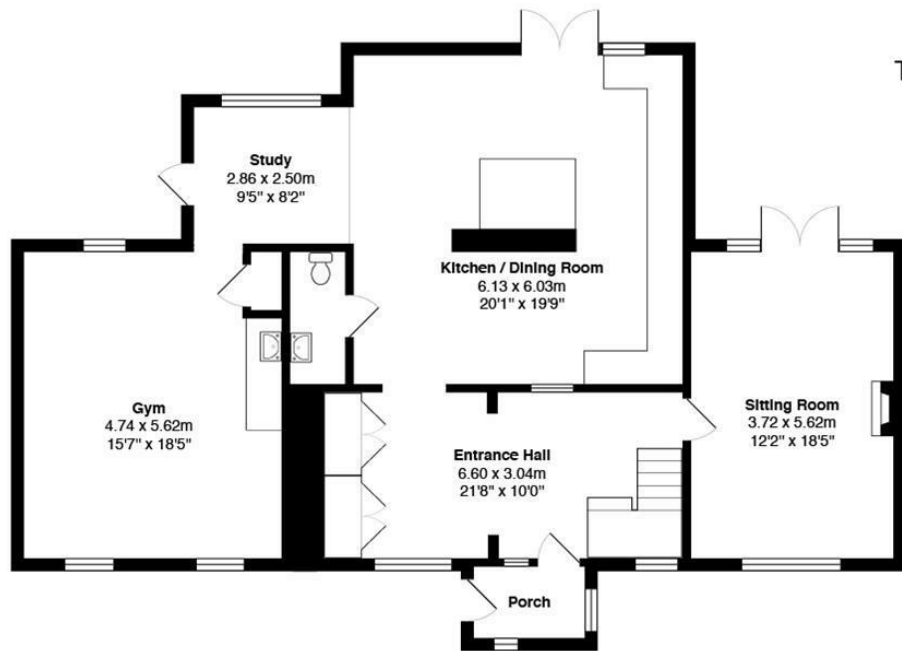


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
191-200 A		96	191-200 A		
181-190 B			181-190 B		
171-180 C			171-180 C		
161-170 D	56		161-170 D		
151-160 E			151-160 E		
141-150 F			141-150 F		
131-140 G			131-140 G		
121-130 G			121-130 G		
111-120 G			111-120 G		

England & Wales  
EU Directive 2002/91/EC

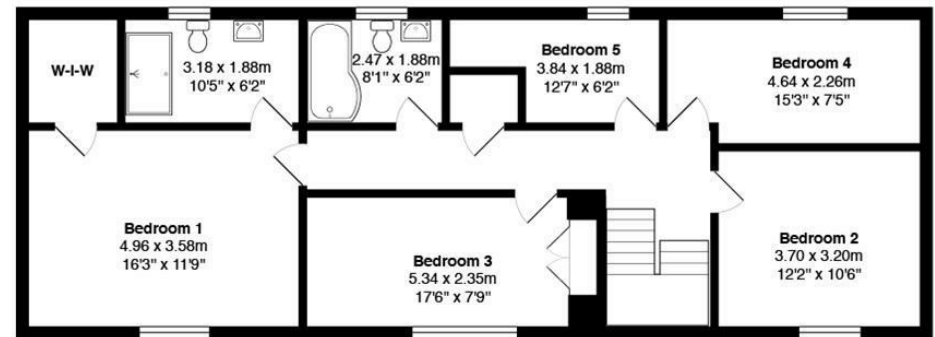
England & Wales  
EU Directive 2002/91/EC





### The Willows, Catmere End

Total Area: 212.2 m<sup>2</sup> ... 2284 ft<sup>2</sup>



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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