



Fieldside, Hilltop Lane, Saffron Walden, CB11 4BN

CHEFFINS

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Saffron Walden,
CB11 4BN

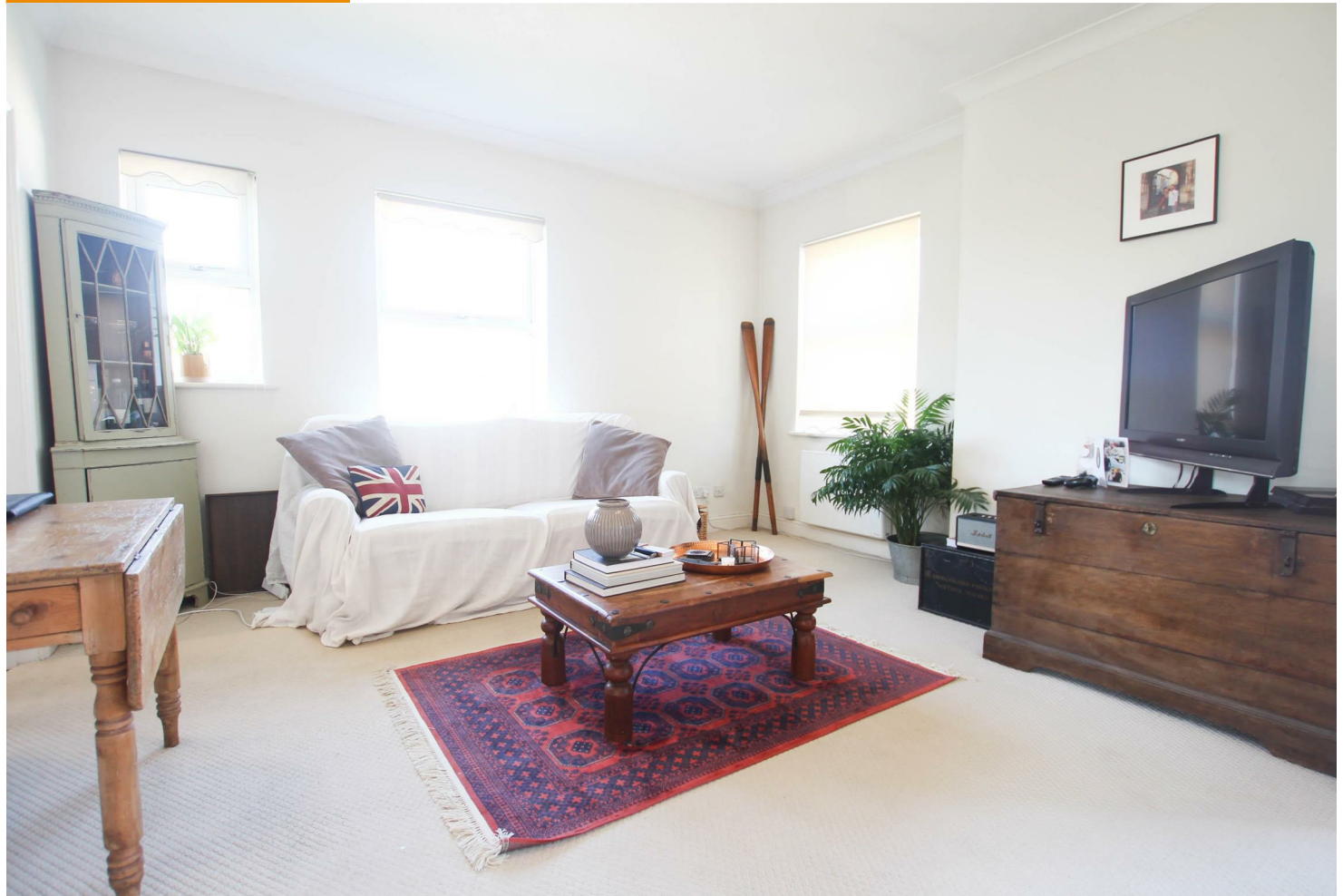
A bright and spacious first floor duplex maisonette enjoying a tucked away location on a no through road. Comprising entrance hall, large dual aspect lounge/diner, kitchen, bathroom and two bedrooms. Outside there is off street parking for one car and communal gardens.

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.

2 1 1

£1,050 PCM





ENTRANCE HALL

Stairs rising to first floor bedroom and door leading to lounge/diner and the remainder of the accommodation.

LOUNGE/DINER

A bright and spacious dual aspect room with recently replaced double glazing, two double glazed windows to side and one to rear, new carpets, freshly decorated, door to understairs storage cupboard with coat hook and lots of space for storage. Glass panelled door to rear hall and door opening to:

KITCHEN

Comprising a range of base and eye level units with wood effect worktop over, one and a half bowl stainless steel sink with mixer tap, integrated electric Lamona oven with matching four ring gas hob over with stainless steel extractor, washing machine and under counter fridge, tiled splashbacks, double glazed window to side aspect, chrome fittings, high level wall heater, tiled flooring.

INNER HALL

Doors to bedroom 2, bathroom and airing cupboard which houses the hot water cylinder and slatted shelving.

BEDROOM 2

Wood effect flooring and double glazed window to rear aspect.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, deep panelled bath with independent Triton electric

shower over, folding glass screen, wood effect flooring. This room is fully tiled on two walls surrounding the shower area, obscure double glazed window to side aspect, high level wall heater, spotlights.

TOP FLOOR

BEDROOM 1

Skylight with pleasant views, a range of storage which goes into the eaves, wood effect flooring.

OUTSIDE

The property is situated down a no through road with off street parking. There are areas for bin storage plus communal garden areas.

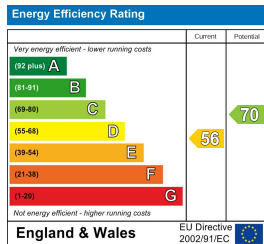
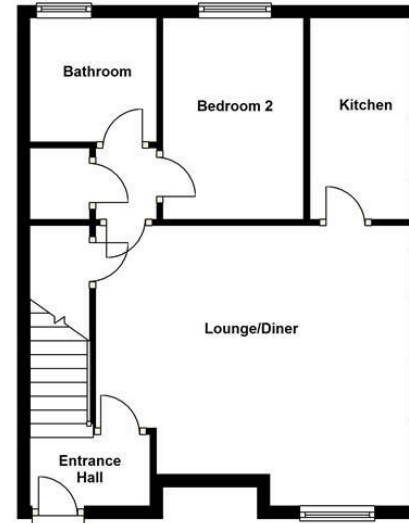
VIEWINGS

Strictly by appointment with the Agents.

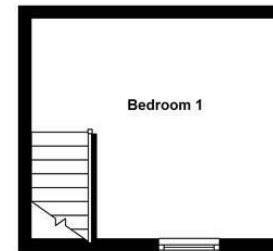
LETTING AGENT NOTES

Holding Deposit - £242.00

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



£1,050 PCM
Council Tax Band – B
Local Authority – Uttlesford District Council



Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.

