



Beeches Close, Saffron Walden, CB11 4BU

**CHEFFINS**



## Beeches Close

Saffron Walden,  
CB11 4BU



**£2,650 PCM**

- MINIMUM OF A 12 MONTH TENANCY
- FOUR BEDROOMS
- GARAGE AND PARKING
- GARDENS
- STUNNING OPEN PLAN LIVING SPACE
- BEAUTIFUL FITTED KITCHEN
- AVAILABLE EARLY AUGUST

A beautifully extended four bedroom home situated in an enviable position in one of the towns most favoured residential locations. The property offers stunning open plan living accommodation and exceptional craftsmanship throughout. In addition there is ample off street parking, garage and a south facing rear garden.





## 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 and obscure double glazed window to the front aspect, staircase rising to the first floor with understairs storage cupboard, further coats cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic sink unit with vanity unit beneath, low level WC and heated towel rail.

### SNUG/HOME OFFICE

Double glazed window to the front aspect.

### KITCHEN/SITTING/DINING ROOM

The kitchen is fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink unit with instant boiling hot/filtered water tap, induction hob with integrated extractor, Neff electric oven, combi oven and plate warmer, integrated fridge freezer and wine cooler. Door to inner hallway. The vaulted dining area has electric Velux windows providing a good degree of natural light, a further double glazed, zinc-clad bay window to the rear aspect with window seat and aluminium bi-folding doors opening to the rear garden. Access also provided through to the integral garage.

## UTILITY ROOM

Comprising butler sink, space and plumbing for washing machine and tumble dryer and obscure double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, double glazed window to the front aspect and access to the loft space.

### BEDROOM ONE

Double glazed window to the rear aspect, opening to the dressing area and opening to:

### EN SUITE

Comprising twin wash basins with vanity unit beneath, low level WC, walk-in shower with dual shower heads and heated towel rail. Obscure double glazed window to the front aspect.

### BEDROOM TWO.

Double glazed window to the rear aspect and fitted wardrobe.

### BEDROOM THREE

Double glazed window to the rear aspect.

### BEDROOM FOUR

Double glazed window to the front aspect and built-in wardrobe.

## BATHROOM

Comprising ceramic wash basin with

vanity unit beneath, panelled bath with dual shower heads over, low level WC and heated towel rail. Obscure double glazed window to the front aspect.

## OUTSIDE

To the front of the property is a driveway providing ample off-street parking and access to the garage. The front garden is predominantly laid to lawn. The rear garden is also predominantly laid to lawn with a porcelain paved terrace for al fresco entertaining, raised beds bordering and garden shed.

## GARAGE

Double timber doors providing vehicular access, power and lighting connected.

## VIEWINGS

Strictly by appointment through the agent.

## LETTING AGENT NOTES

Holding Deposit : £611.00

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) <b>A</b>		<b>75</b> <b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

£2,650 PCM

Council Tax Band - E

Local Authority - Uttlesford

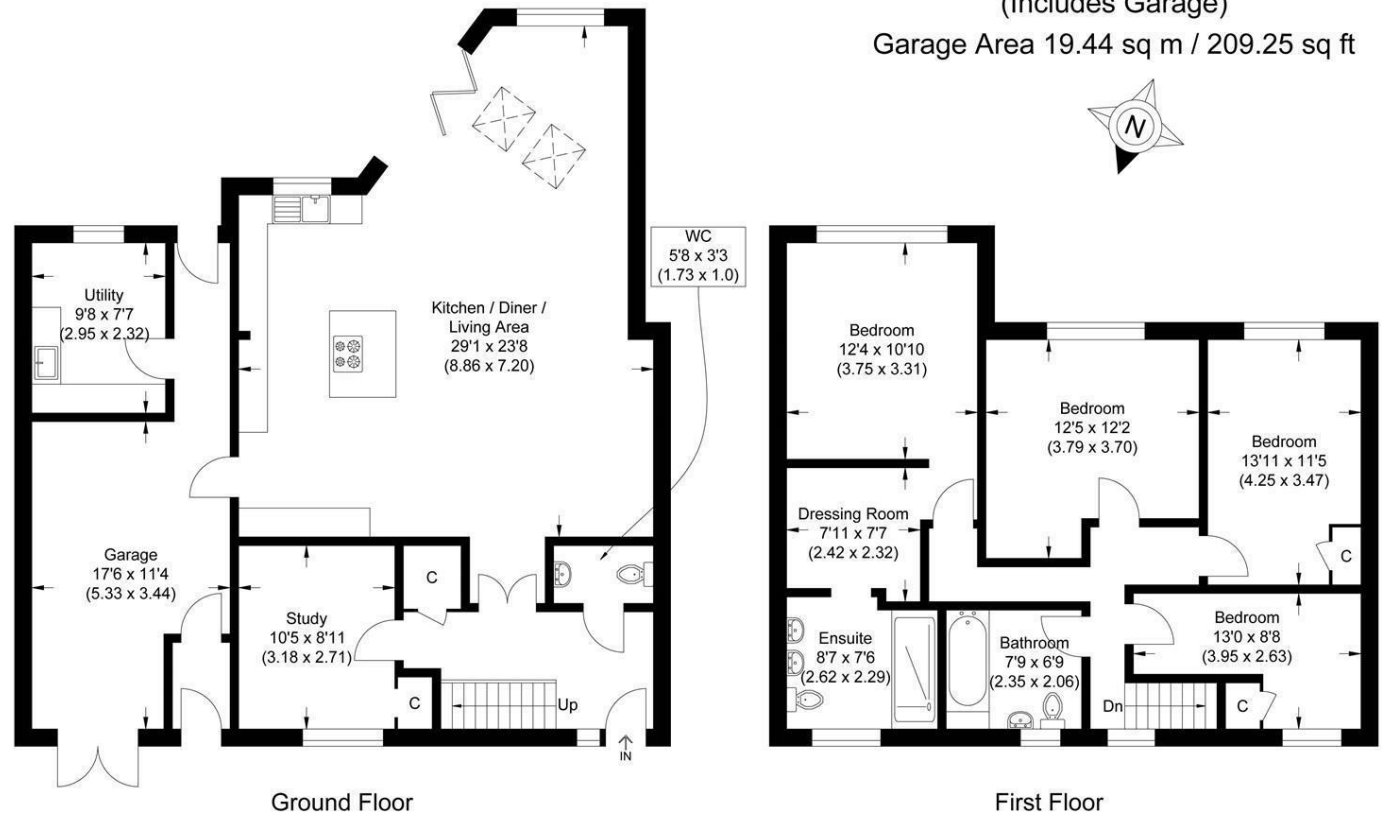


Illustration for identification purposes only, measurements are approximate, not to scale.

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, 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.