



Catons Lane, Saffron Walden, CB10 2DX

**CHEFFINS**



## Catons Lane

Saffron Walden,  
CB10 2DX

- MINIMUM OF A 6 MONTH TENANCY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- PARKING
- GARDEN
- AVAILABLE NOW

A rare opportunity to rent this period property at the end of a no through road and just a short walk from the Town Centre, Common and local amenities. Set in beautiful gardens with parking and outbuilding for storage. Available now on an unfurnished basis.

3 1 2

**£1,300 PCM**





## 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 DOOR

Leading into:

### HALLWAY

With original brick flooring and understairs cupboard.

### BATHROOM

Three piece suite comprising deep panelled bath with stainless steel taps over, electric shower unit and shower head over, tiled splashbacks, low level WC, vanity unit with ceramic sink, wall mounted cabinet with mirrored doors and obscure window to the side aspect.

### LIVING ROOM

Carpeted throughout, large bay window to the front aspect and additional window to the side aspect. Two cupboards with built in shelving.

### DINING ROOM

Carpeted throughout with a disconnected Rayburn oven in the centre of the room and fireplace, two storage cabinets and window looking into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop over, stainless steel sink and drainer, free standing electric oven, space and plumbing for washing machine, tiled splashbacks and laminate flooring. Doorway leading to the breakfast area with windows to the side aspect

and door leading onto the patio area. Further windows to the front and aspects.

## FIRST FLOOR

### LANDING

Newly carpeted throughout and doors leading to adjoining rooms.

### BEDROOM 1

Carpeted and three sash windows to the side aspect.

### BEDROOM 2

Large single glazed window to the side aspect, various built in wardrobes and cupboards one housing the hot water cylinder and the other with built in shelves and rails.

### BEDROOM 3

Carpeted with single glazed window to the front aspect.

### OUTSIDE

There is a generous driveway with ample off street parking. There is a patio area to the side of the property with useful garden shed available. The garden is mainly fenced throughout with grass areas, gravelled driveway and leading onto the open land with numerous trees and shrubs. There is also an EV Charge point located on the front wall of the property.

### VIEWINGS

By appointment through the Agents.

### LETTING AGENTS NOTES

Holding Deposit - £300.00

Deposit - £1500.00

EPC - E

Council Tax - D

Square Footage - 924

Property Type - Semi detached house

Property Construction - Brick with tiled roof

Parking - Driveway

Rights of Way, Easements, Covenants - There is a right of access across the garden in the the neighbouring garden which the landlord has advised is rarely used.

The Rayburn and garage is excluded from the tenancy

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Septic Tank

Heating - Electric storage heaters

Broadband Connected - Yes

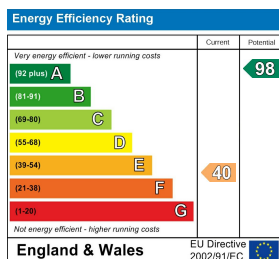
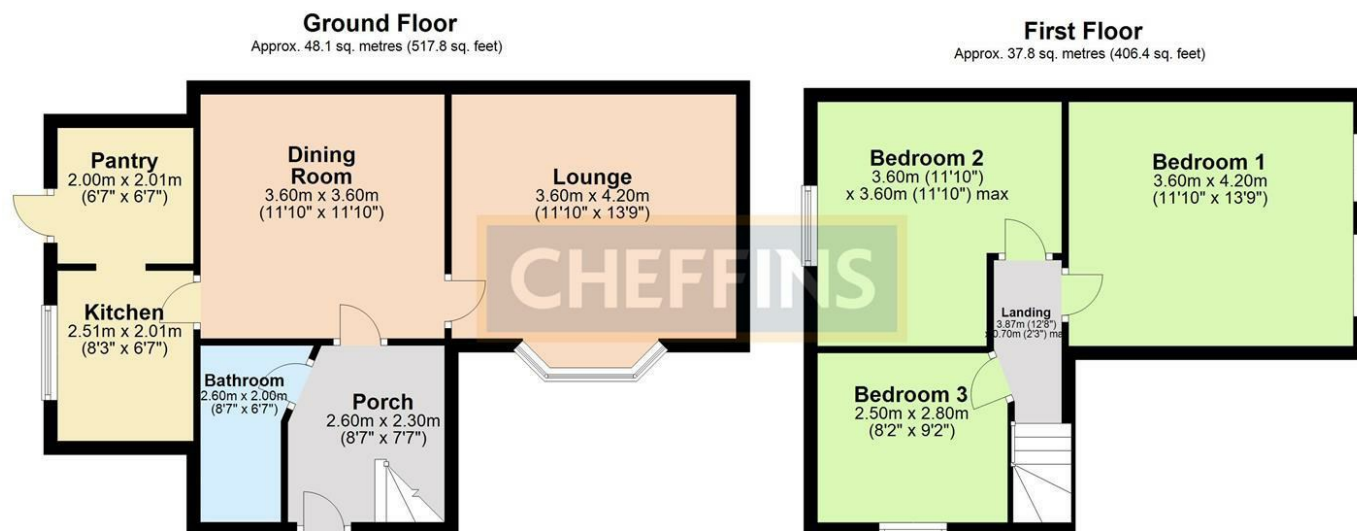
Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Average









£1,300 PCM

Council Tax Band - D

Local Authority - Uttlesford

Total area: approx. 85.9 sq. metres (924.2 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Agents note:

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

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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.