



Church Field, Saffron Walden, CB11 4BG

**CHEFFINS**

## Church Field

Saffron Walden,  
CB11 4BG

A spacious and well appointment semi detached three bedroom home, located within walking distance of local amenities and offering large garden, off street parking and garage. Available unfurnished from mid-October.

### 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.

3 1 1

**£1,475 PCM**





## Ground Floor

### Dining Area

A good sized space which continues through to the lounge area. With window to front aspect and door leading through to the kitchen.

### Lounge

With stairs ascending to first floor and patio doors overlooking the garden.

### Kitchen

Fitted with a range of base and eye level units, with free standing electric cooker Door leading out to the rear garden.

## First Floor

### Landing

### Master Bedroom

A good sized master bedroom with window overlooking front aspect.

### Bedroom Two

Another double with views over the rear garden.

### Bedroom Three

Ideal child's room or home office with window overlooking the front aspect.

## Bathroom

A white three piece suite with shower over bath. With frosted window overlooking the rear aspect.

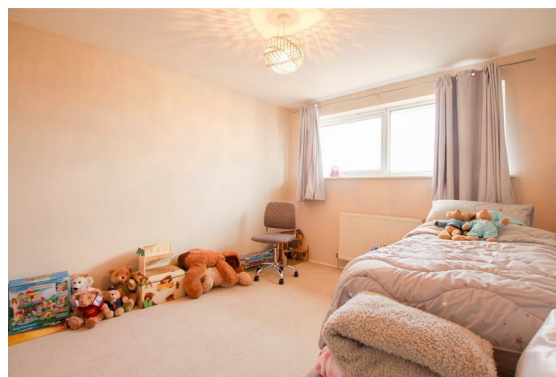
## Outside

Externally the property boasts a large garden with patio and lawn. There is a shed for storage and side access. To the front of the property there is a garage and off road parking for two cars.

## Letting Agent Notes

Holding deposit : £340.00

For more information on this property, please refer to the Material Information brochure that can be found on our website.



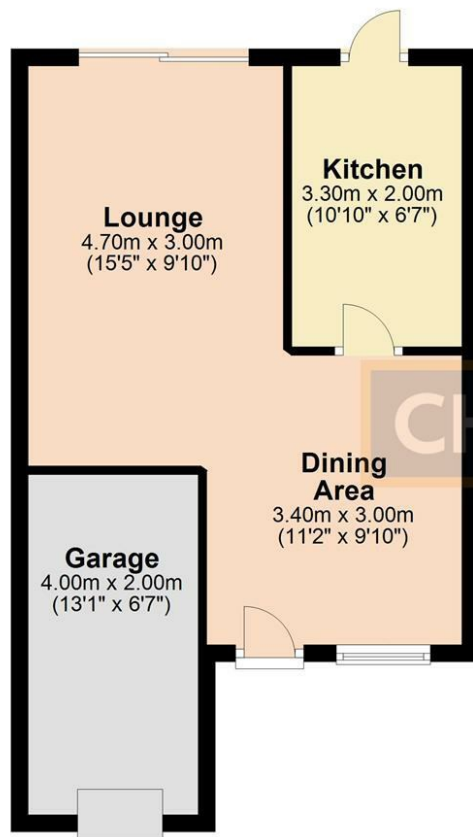


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>88</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>                            |         | <b>72</b> |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

£1,475 PCM  
Council Tax Band - C  
Local Authority - Uttlesford

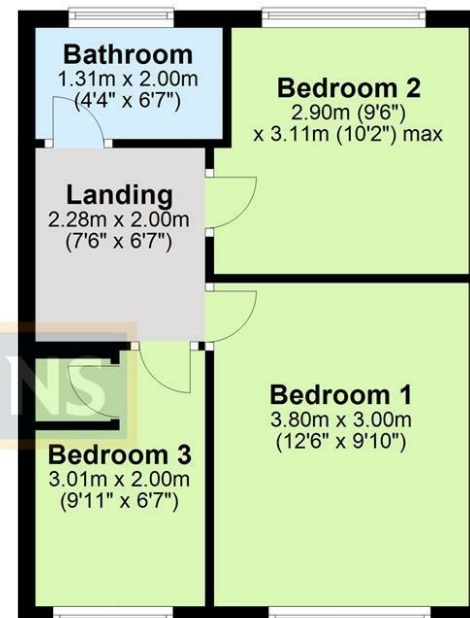
## Ground Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 73.4 sq. metres (790.0 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.

8 Hill Street, Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk



**CHEFFINS**

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.