



**Bell College Court South Road, Saffron Walden, CB11 3FA**

**CHEFFINS**

## Bell College Court South Road

Saffron Walden,  
CB11 3FA

- TOWNHOUSE
- FOUR BEDROOMS
- TWO EN SUITES
- ENVIABLE LOCATION
- LANDSCAPED GARDENS
- GARAGE
- UNFURNISHED
- AVAILABLE NOW

\*\*\* FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST \*\*\* An elegant and contemporary four double bedroom townhouse, positioned in an enviable location in the heart of the market town of Saffron Walden. Spanning four floors and boasting plenty of space inside and out with landscaped gardens, garage and parking.

4 3 2

**£2,200 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 HALL

Tiled entrance hall with doors leading to adjoining rooms.

### SNUG/STUDY

Carpeted with views over the front aspect.

### KITCHEN DINER

Contemporary kitchen diner boasting integrated white goods, ample storage and surface space as well as breakfast bar. French doors lead out to the garden.

### CLOAKROOM

With low level WC and hand basin.

## FIRST FLOOR

### LANDING

With doors leading through to adjoining rooms.

### LOUNGE

A beautiful space with views over the rear aspect.

### BEDROOM FOUR

The first of the four double bedrooms, boasting built in wardrobe and

Juliette Balcony overlooking the front aspect.

### BATHROOM

A white three piece suite with shower over bath and heated towel rail.

## SECOND FLOOR

### LANDING

With doors leading through to adjoining rooms.

### BEDROOM TWO

A double of master proportions, benefitting from built in wardrobe and en suite shower room.

### EN SUITE

A white suite comprising low level wc, hand basin and shower cubicle.

### BEDROOM THREE

With views over the front aspect.

## THIRD FLOOR

### LANDING

With door leading to master bedroom and storage cupboard housing the boiler.

## MASTER BEDROOM

Positioned on the top floor of this stunning home with views over the front aspect and en suite shower room.

### EN SUITE

A white suite comprising low level wc, hand basin and shower cubicle.

## OUTSIDE

Externally the property boasts landscaped gardens as well as garage and parking.

## VIEWINGS

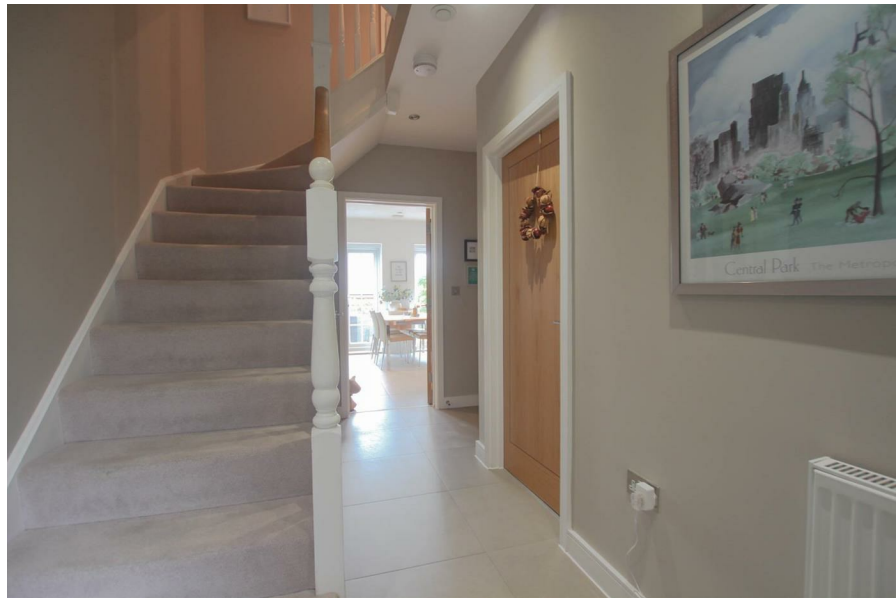
Strictly by appointment through the agent

## LETTING AGENT NOTES

Holding Deposit : £507.00

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





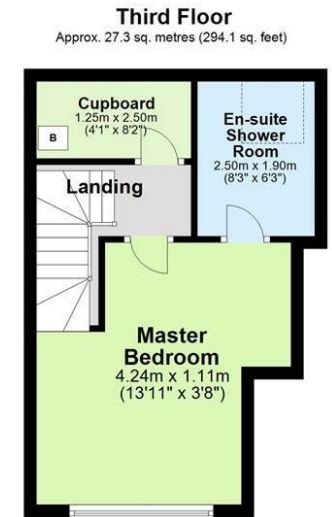
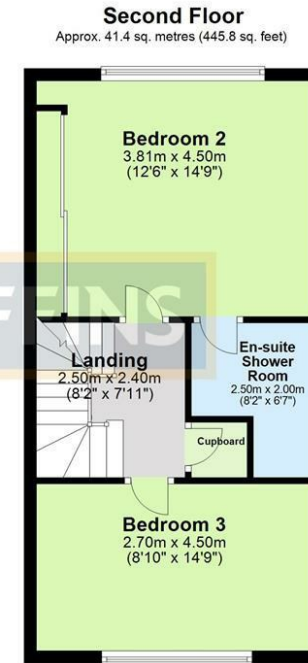
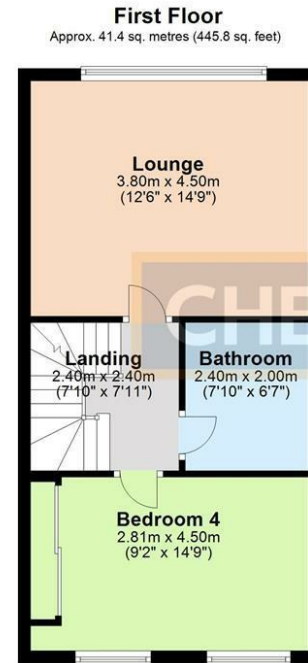
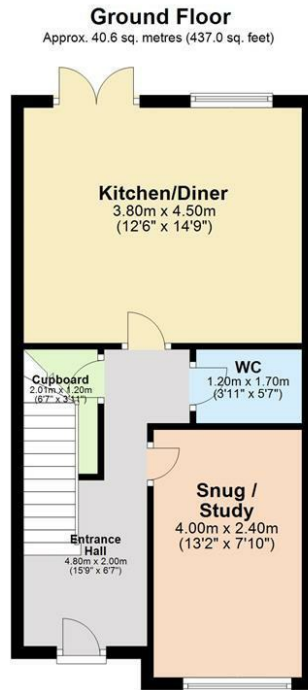


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

£2,200 PCM

Council Tax Band - F

Local Authority - Uttlesford



Total area: approx. 150.8 sq. metres (1622.7 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.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)



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.