



Mill Lane, Saffron Walden, CB11 4TR

**CHEFFINS**

## Mill Lane

Littlebury, Saffron Walden,  
CB11 4TR

A beautifully presented, furnished one/two bedroom converted chapel offering open plan living accommodation with vaulted ceiling. Available now. EPC Rating E and Council tax band C

### LOCATION

The very popular and pretty village of Littlebury has a fine Church and Public House. It is only 1 mile from the market town of Saffron Walden which has excellent shopping, schooling and recreational facilities. Audley End Mainline station (London Liverpool Street - 57 mins) is 2 miles and the M11 (Jt 9 - South only) is approximately 3 miles.



**£1,200 PCM**







## ENTRANCE HALL

Open plan to living room/kitchen. Tiled floor. Door to bathroom.

## SITTING ROOM

A bright and spacious room with underfloor heating and tiled floor, patio doors leading to courtyard garden and windows to the front and side aspect. Stairs leading to gallery bedroom. Open plan to:



## KITCHEN

Generously proportioned kitchen with window to rear aspect, electric oven and hob, under counter fridge, dishwasher and washer/dryer. Tiled floor and underfloor heating. Door leading to:

## BEDROOM 1

Gallery bedroom with stairs from living room, window to rear aspect and storage under the eaves. Carpeted floor.



## HOME OFFICE

Window to rear aspect, underfloor heating and tiled flooring.

## BATHROOM

Fitted with a four piece suite

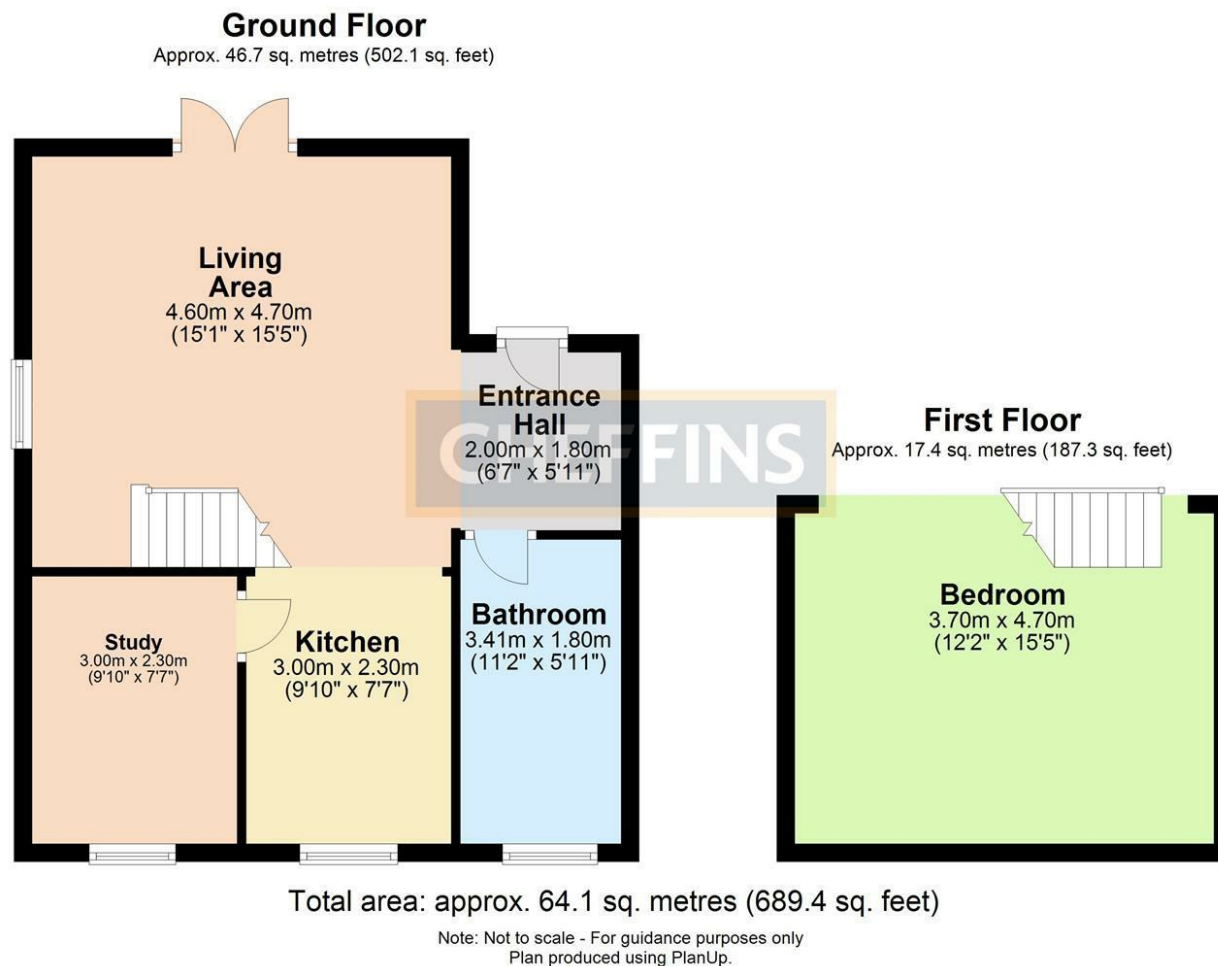
comprising deep panelled bath, low level W.C., free standing shower and pedestal sink. most of the walls are tiled up to a half way point, window to side aspect, extractor, ceramic tiled flooring and wall mounted mirror.

## OUTSIDE

There is a courtyard garden to the front of the property and plenty of parking on the lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

£1,200 PCM  
Council Tax Band – C  
Local Authority – Uttlesford



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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.

