



London Road, Saffron Walden, CB11 3PN

CHEFFINS

London Road

Newport, Saffron Walden,
CB11 3PN

- Minimum of a 6 month tenancy
- Three double bedrooms
- Detached home
- Walking distance to Station
- Energy bills and Wifi included for three years
- Parking
- Garden
- White goods included

A three double bedroom detached home positioned in the exclusive Hollymead Square development in Newport. Benefitting from energy bills and wifi included in the rent for three years. The property is available from mid April on an unfurnished basis.

3 2 1

£2,350 PCM





LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

GROUND FLOOR

ENTRANCE HALL

With doors leading through to adjoining rooms and stairs ascending to first floor. There are two storage cupboards, one housing the broadband router.

KITCHEN/DINER

Designed to a beautiful standard, there is ample surface and storage space as well as breakfast bar area. All white goods are integrated and include; AEG oven, microwave and hob, Zanussi dishwasher and fridge freezer. French doors open out to the garden and window overlooks the front aspect. Door leading through to :

UTILITY ROOM

Fitted with a base unit with worktop space and sink unit as well as Zanussi washing machine. Large cupboard houses the pipework associated with the Heat pump and underfloor heating. Obscure glazed door to the rear aspect.

LOUNGE

A large room with dual aspect windows and TV points built into wall.

CLOAKROOM

Comprising low level WC and washbasin.

FIRST FLOOR

LANDING

With doors leading through to adjoining rooms and window overlooking the rear aspect.

MASTER BEDROOM

With dual aspect windows and walk in wardrobe with shelves and railings. Door through to:

EN SUITE SHOWER ROOM

Comprising large shower enclosure, WC and wash basin.

BEDROOM TWO

Windows to the front and side aspect.

BEDROOM THREE

Window to the front aspect.

BATHROOM

Comprising bath with shower over, WC, washbasin and obscure glazed window.

OUTSIDE

To the front and side of the property is a landscaped garden with shrubs

and block paved pathway to the front door. There is an enclosed garden to the rear with areas laid to lawn and patio with garden shed. There is a block paved driveway providing off-street parking with EV charging point.

VIEWINGS

By appointment through the Agents.

LETTING AGENTS NOTES

Holding deposit : £542.00

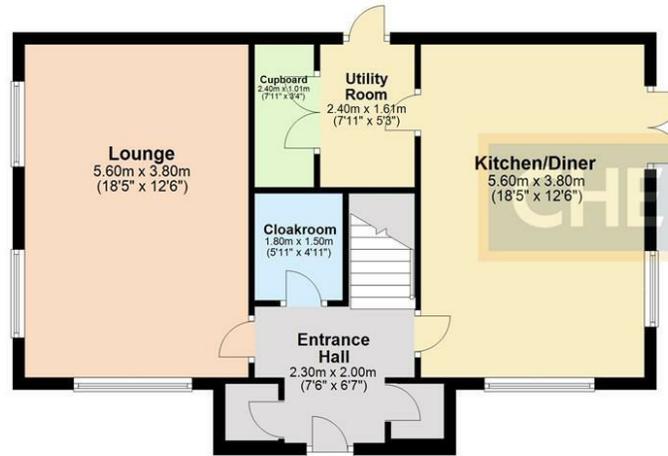
For more information on this property please refer to the Material Information brochure on our Website.



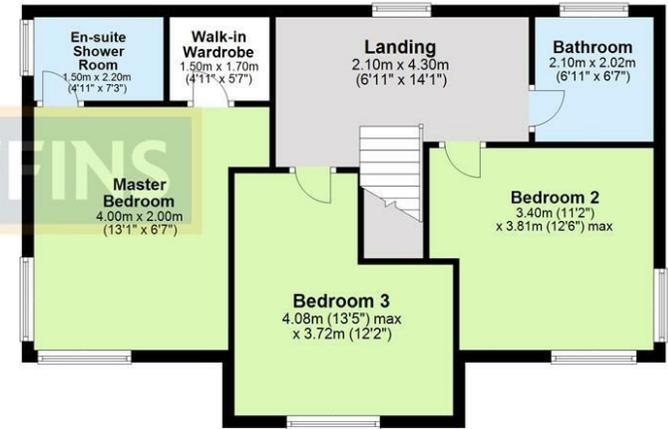




Ground Floor
Approx. 67.4 sq. metres (725.3 sq. feet)



First Floor
Approx. 63.2 sq. metres (680.6 sq. feet)



Total area: approx. 130.6 sq. metres (1405.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(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 2002/91/EC		

£2,350 PCM

Council Tax Band - New Build

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.