Beeches Close, Saffron Walden, CB11 4BT

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# Beeches Close

Saffron Walden,
CB11 4BT

4 2 1

## £2,400 Per Month

- Managed by Cheffins
- Four bedrooms
- Versatile living accomodation
- Stunning countryside views
- Driveway parking
- Highly sought after location

A beautifully appointed and impressive three/four bedroom home positioned in one of the town's most highly sought after locations. Providing bright and versatile living accommodation throughout together with ample driveway parking, the property also boasts superb garden with stunning, adjoining countryside views. Offered unfurnished and available now.

## 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
Entrance door and obscure double glazed window to the front aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

### CLOAKROOM
Comprising low level WC and ceramic wash basin, obscure double glazed window to the side aspect.

### LIVING ROOM
Double glazed window to the front aspect, fitted shelving and opening to:

### KITCHEN/DINING ROOM
The dining area has double glazed patio doors opening to the rear garden. The kitchen is fitted with a range of base and eye level units with worktop, stainless steel sink unit, four ring Bosch induction hob with extractor hood over, Bosch oven and grill, integrated fridge, freezer and dishwasher. Tiled flooring and double glazed window to the rear aspect overlooking the garden and open countryside beyond. Opening to:

### INNER LOBBY
Double glazed door opening to the rear garden and doors to adjoining rooms.

### UTLITY ROOM
Fitted with a range of base and eye level units with worktop and tiled splashbacks, stainless steel sink, space for washing machine and tumble dryer, wall-mounted gas fired boiler and double glazed window to the side aspect.

### CONVERTED GARAGE
Currently used as a gym with treadmill. Electric roller shutter door to the front aspect and double glazed window to the side aspect.

### SIDE HALLWAY
Double glazed window to the front aspect, built-in storage cupboard and door to:

### BEDROOM 4/FAMILY ROOM
Double glazed sliding patio doors opening to the rear garden and double glazed window to the side and rear aspects providing stunning views over the adjoining countryside. Door to:

### BATHROOM
Comprising panelled bath with shower over, ceramic wash basin, low level WC, heated towel rail, part tiled walls and obscure double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING
Double glazed window to the side aspect and doors to adjoining rooms.

### BEDROOM 1
Double glazed window to the rear aspect overlooking the garden and adjoining countryside, built-in shelving to the alcoves.

### BEDROOM 2
Double glazed window to the front aspect.

### BEDROOM 3
Double glazed window to the front aspect and built-in storage cupboard.

### BATHROOM
Comprising panelled bath with shower over, ceramic wash basin, low level WC, heated towel rail, part tiled walls, built-in linen cupboard with shelving and obscure double glazed window to the rear aspect.

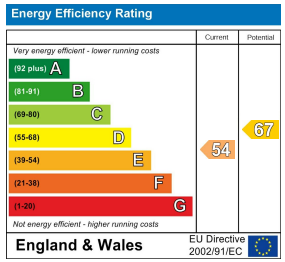
### OUTSIDE
To the front of the property is a driveway providing off-street parking for at least three vehicles with mature trees and hedges to the borders. The rear garden is predominantly laid to lawn with a paved terrace for al fresco entertaining, a timber storage shed and mature hedge and picket fenced borders. The garden enjoys stunning views over the adjoining countryside and rolling hills.

### VIEWINGS
By appointment through the Agents.

### LETTING AGENT NOTES
Holding Deposit : £553.00

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

STANFORD




£2,400 Per Month

Council Tax Band - E

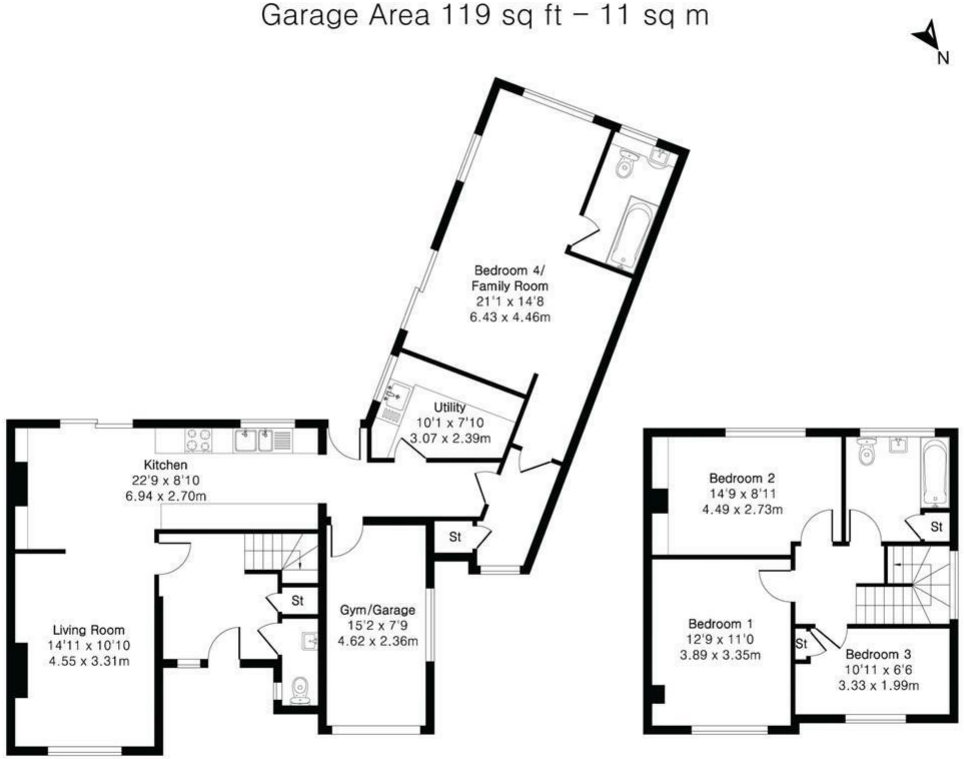
Local Authority - Uttlesford

**Approximate Gross Internal Area 1531 sq ft - 143 sq m**
**(Excluding Garage)**

Ground Floor Area 1028 sq ft – 96 sq m

First Floor Area 503 sq ft – 47 sq m

Garage Area 119 sq ft – 11 sq m




Ground Floor First Floor

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.