



Cole End Lane, Saffron Walden, CB10 2LQ

CHEFFINS

Cole End Lane

Sewards End, Saffron Walden,
CB10 2LQ

- Minimum of a 12 month tenancy
- Large open plan kitchen/living room
- Bathroom & en suite
- Private driveway
- E V Charge point
- Available now
- Desirable location

A beautifully converted 2/3 bedroom barn which has been finished to a high standard. The property boasts contemporary open plan living, large driveway and is set in a desirable location off of a private road, within walking distance of local amenities.

3 2 1

£1,500 PCM





LOCATION

The well regarded village of Swards End is conveniently located 1.5 miles east from the market town of Saffron Walden which offers excellent shopping and schooling R A Butler (infant and junior) and The County High (secondary) plus recreational facilities including a Tesco Superstore and leisure centre with swimming pool. Audley End main line station offering a commuter service into London's Liverpool Street is 3 miles away and the M11 access at Stump Cross (Junction 9) is 6 miles distant.

GROUND FLOOR

PORCH

Entrance door, cupboard housing freestanding washing machine, newly installed boiler, controls for underfloor heating. Door leading into:

OPEN PLAN KITCHEN/LIVING ROOM

Contemporary fitted kitchen with base and eye level units and worktops over, sink and drainer with stainless steel tap over, built in oven with induction hob with extractor fan over, integrated fridge freezer and dishwasher, exposed beams with patio doors to the rear garden and two large double glazed windows to the front aspect.

OFFICE / BEDROOM 3

Double glazed patio doors leading onto the front aspect. Door leading through to :

EN SUITE SHOWER ROOM

Three piece suite comprising large walk in shower with stainless steel shower heads and mixer taps over, tiled splashbacks with low level WC, pedestal wash hand basin with useful storage drawer beneath, wall

mounted heated towel rail, wall mounted mirror and extractor fan over, sensor lighting and double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Large built in wardrobe and doors leading through to adjoining rooms.

BEDROOM 1

With sloping ceilings, Velux windows to the front and rear aspects and built in wardrobe with rail.

BEDROOM 2

With sloping ceilings, Velux windows to the front aspect rear aspects

BATHROOM

Three piece suite comprising deep panelled bath with stainless steel shower head and mixer taps over, shower screen and tiled splashbacks, pedestal wash hand basin with built in cupboard under, low level WC, wall mounted heated towel rail, shavers point, extractor fan over, sensor lighting and double glazed window to the front aspect.

OUTSIDE

There is a patio area to the rear of the property and a further patio to the front with large gravelled driveway providing parking for numerous vehicles. There is also an EV Charge point.

VIEWINGS

By appointment through Agent's.

LETTING AGENT NOTES

Holding deposit : £346.00

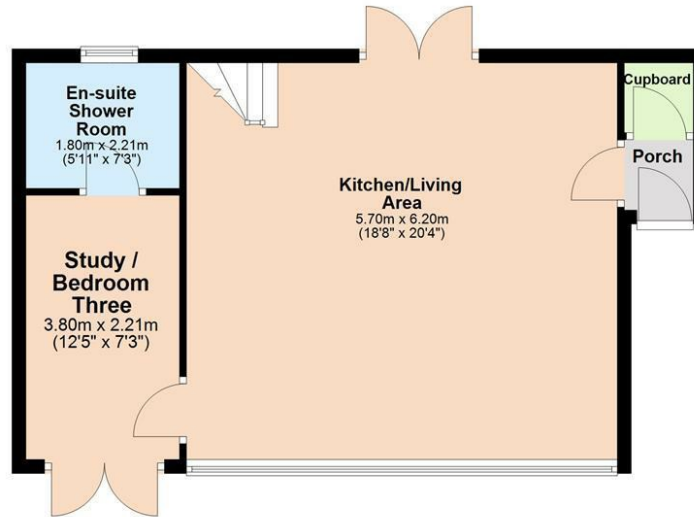
For more information on this property, please refer to the Material Information brochure that can be found on our website.



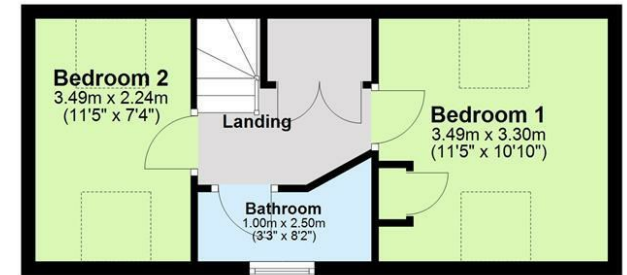




Ground Floor
Approx. 50.8 sq. metres (546.8 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,500 PCM

Council Tax Band - D

Local Authority - Uttlesford

Total area: approx. 79.6 sq. metres (856.3 sq. feet)

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



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.