



Thaxted Road, Saffron Walden, CB11 3AA

CHEFFINS

Thaxted Road

Saffron Walden,
CB11 3AA



£1,650 PCM

- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- THREE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- GARAGE
- PARKING
- GARDEN

We are now fully booked for viewings on this property, if you wish to be added to the cancellation list please contact the office Well presented three bedroom end of terrace property with garage and driveway, located in the heart of Saffron Walden, walking distance to all local amenities. Offered on an unfurnished basis 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

With doors leading through to adjoining rooms, storage cupboard and stairs ascending to first floor.

STUDY

With window overlooking the front aspect.

KITCHEN

Contemporary fitted kitchen with low and eye level storage cupboards, integrated oven and hob with extractor over, dishwasher and fridge freezer. Window overlooking the front aspect.

LOUNGE / DINER

Large open space with two sets of tri fold doors opening out to the garden.

CLOAKROOM

With low level W/C, built in storage as well as washer dryer. Obscured window overlooking the side aspect.

FIRST FLOOR

LANDING

with doors leading through to adjoining rooms and window overlooking the front aspect.

BEDROOM ONE

With built in wardrobe and window overlooking the rear aspect. Leading through to:

EN SUITE SHOWER ROOM

Three piece suite comprising large shower cubicle, low level W/C and hand basin with storage below as well as heated towel rail.

BEDROOM TWO

With fitted wardrobe and window overlooking the rear aspect.

BEDROOM THREE

With window overlooking the front aspect.

BATHROOM

Three piece suite comprising large shower cubicle, low level W/C and hand basin with storage below as well as heated towel rail.

OUTSIDE

Externally the property boasts a large patio garden to the rear with steps ascending to the garage which benefits from door providing side access as well as up and over door to front. There is driveway parking in front of the garage for one vehicle as well as visitor parking.

VIEWINGS

Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding Deposit : £380.00

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	 84	 93
(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

£1,650 PCM

Council Tax Band – E

Local Authority – Uttlesford District

Council

Agents note:

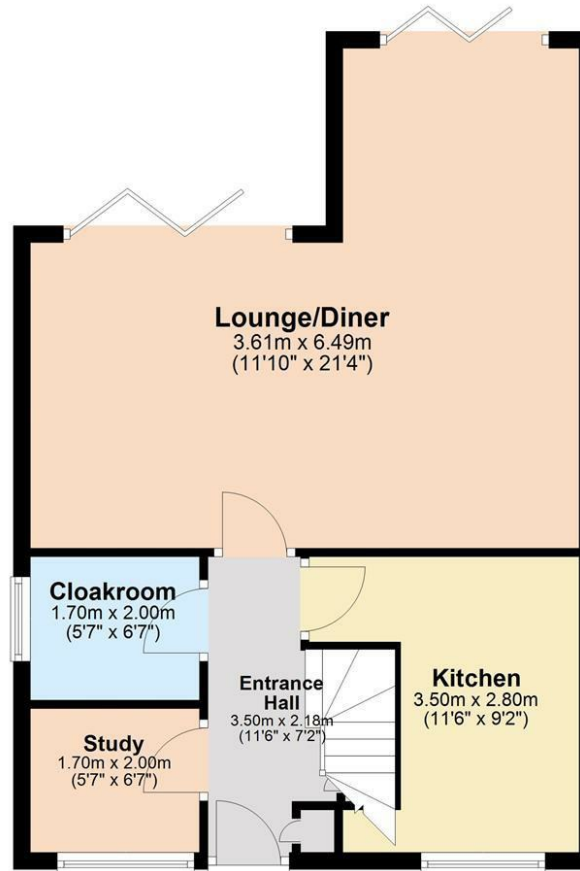
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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.

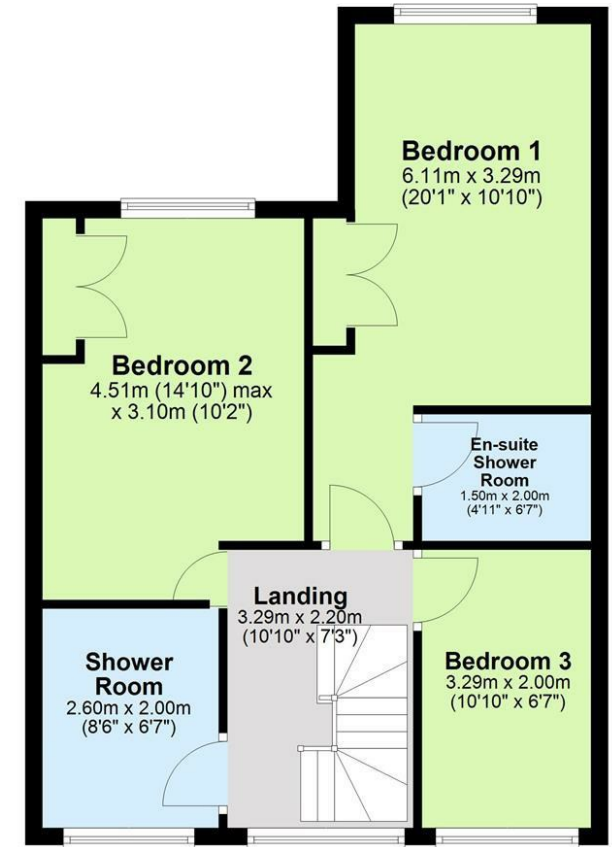
Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 106.2 sq. metres (1143.5 sq. feet)

