



Thaxted Road, Saffron Walden, CB11 3BJ

**CHEFFINS**

## Thaxted Road

Saffron Walden,  
CB11 3BJ

- Minimum of a 6 month tenancy
- Three bedrooms
- Open plan kitchen/living room
- Utility room
- Bathroom and shower room
- Enclosed garden
- Driveway for two vehicles

A spacious, three bedroom chalet style bungalow enjoying a tucked away location. Featuring open plan living room with log burner opening to fitted kitchen/diner. Enclosed garden and off street parking. Unfurnished and available late March

3 2 1

**£1,650 PCM**





## 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

Vaulted ceiling with velux window, stairs rising to first floor, oak flooring and doors to shower room, bedroom, utility room and living/kitchen.

### SHOWER ROOM

Three piece suite comprising double shower, low level WC, floating sink, heated towel rail, mirror with light, spotlights, window to front aspect and vinyl flooring.

### BEDROOM 3

Cupboard with shelving, window to rear aspect and carpeted throughout.

### UTILITY ROOM

Shelving, washing machine, space for dryer, gas boiler and obscure window to rear.

### OPEN PLAN LIVING ROOM

Doors to garden, window to side, log burner and full carpeted. Step leading up into:

### KITCHEN/DINER

Windows to front, patio doors to garden, integrated dishwasher, fridge and freezer, five ring gas cooker,

electric oven, sink with window over and vinyl flooring.

## FIRST FLOOR

### LANDING

With velux window, fully carpeted.

### BEDROOM 1

Window to side aspect, loft access, closet with shelves and hanging rails, spotlights and pendant ceiling light.

### BEDROOM 2

Velux window, pendant light and fully carpeted.

### BATHROOM

Three piece suite comprising deep panelled bath with shower over, low level WC, sink with storage below, heated towel rail, light up mirror, velux and vinyl flooring.

### OUTSIDE

To the side of the property there is parking for two vehicles. A gate leads to the to the rear L shaped garden which is mainly laid to lawn with a patio area and borders with mature trees and shrubs. There is also a shed for storage.

### VIEWINGS

By appointment through the Agents.

## 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
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		77	
(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	

Total area: approx. 94.7 sq. metres (1019.1 sq. feet)

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

£1,650 PCM  
Council Tax Band - E  
Local Authority - Uttlesford

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

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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.