



Sweet Mead, Saffron Walden, CB10 2EG

**CHEFFINS**



## Sweet Mead

Saffron Walden,  
CB10 2EG

A smart and well presented two bedroom terrace property situated in a pleasant residential cul-de-sac. Comprising spacious living room, large kitchen/breakfast room with door to the garden, two good sized bedrooms, bathroom, enclosed garden with views of the countryside and off street parking. 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.

2 1 1

£1,200 PCM





## GROUND FLOOR

### ENTRANCE DOOR

Leading into:

### LIVING ROOM

Double glazed window, stairs to first floor, open under stair storage recess, storage cupboard and door leading through to:

### KITCHEN/DINER

Range of base and eye level units, worktop over, tiled splashbacks, stainless steel sink unit and drainer, double glazed window and door to rear garden, storage cupboard and wall mounted gas boiler.

## FIRST FLOOR

### LANDING

Doors leading to adjoining rooms and access to loft.

### BEDROOM 1

Built in full height wardrobe, door to airing cupboard housing hot water cylinder and shelving and double glazed window to front with views of the church spire.

### BEDROOM 2

Double glazed window to rear and views of open countryside and garden.

### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin, deep panelled bath and shower attachment and built in cupboard and extractor fan.

## OUTSIDE

To the front of the property there are steps leading to the front door. To the rear of the property there is a patio area. The garden is tiered with mature shrubs and plants. There is a further patio to the rear of the garden, garden shed, views of countryside and path leading to off street parking area.

## VIEWINGS

By appointment through the Agents.

## LETTING AGENT NOTES

Holding deposit : £276.00

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



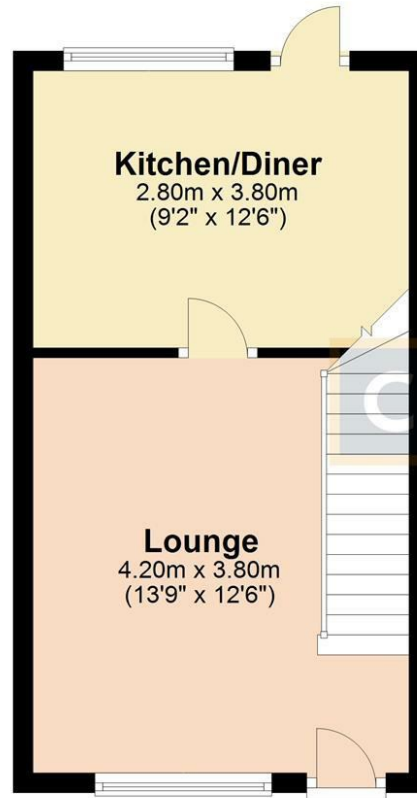


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,200 PCM  
Council Tax Band - C  
Local Authority - Uttlesford District Council

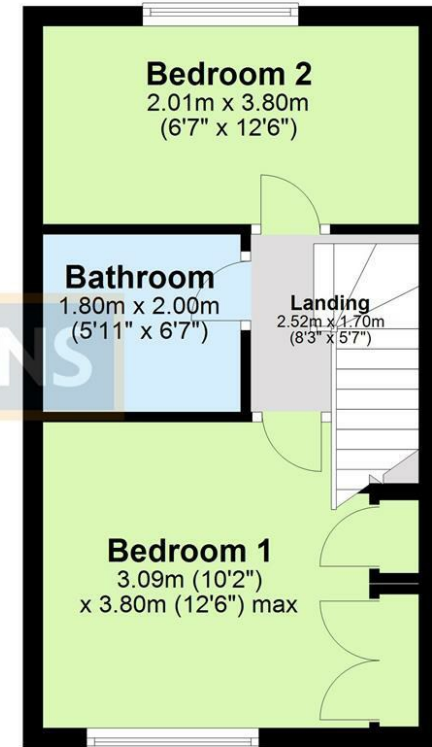
## Ground Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)

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



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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.