



Petlands, Saffron Walden, CB10 1XF

CHEFFINS

Petlands

Little Walden, Saffron Walden,
CB10 1XF

Well presented three bedroom semi-detached home set in a tucked-away cul-de-sac within a sought-after village, only a short distance from Saffron Walden. With enclosed garden and off road parking for two cars. Offered on an unfurnished basis and available mid-December.

LOCATION

The small village of Little Walden is located approximately 2 miles north of Saffron Walden. 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.



£1,350 PCM





GROUND FLOOR

PORCH

Glazed entrance door with adjoining double glazed window, tiled flooring, built-in storage cupboard and glazed door to:

HALLWAY

Tiled flooring and staircase rising to the first floor.

SITTING ROOM

A pair of double glazed doors with adjoining double glazed window leading to the terrace and garden, wooden laminate flooring and fireplace (not in use) with timber mantle over. Open plan to:

DINING ROOM

Double glazed window overlooking the front garden, wooden laminate flooring and doorway:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, space for cooker with extractor hood over, space for washing machine and fridge freezer, floor mounted boiler, tiled flooring and double glazed window overlooking the garden.

BATHROOM

Comprising panelled bath with handheld shower attachment, separate shower enclosure, wash basin and low level WC. Tiled flooring, part-tiled walls and obscure double glazed window. In addition there is a skylight providing additional natural lighting.

FIRST FLOOR

LANDING

Double glazed window overlooking the street scene with partial views of nearby countryside, access to the attic space and built-in airing cupboard.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden, built-in wardrobe.

CLOAKROOM

Comprising low level WC, wash basin, tiled flooring, part-tiled walls and obscure double glazed window.

BEDROOM 2

Double glazed window overlooking the street scene with partial views over nearby countryside, built-in wardrobe.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden.

OUTSIDE

The property is set within a tucked-away cul-de-sac. To the front of the property is a mature hedge with adjoining lawn and garden. To the rear of the property there is a paved terrace with flowerbeds, in turn leading to the garden which is mainly laid to lawn with flower and shrub borders. In addition, there is a useful hardstanding area which has a multitude of uses depending upon needs, and a useful detached brick store which could be converted to a small home office or garden room.

VIEWINGS

By appointment through the Agents.

LETTING AGENTS NOTES

Holding Deposit : £311.00

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

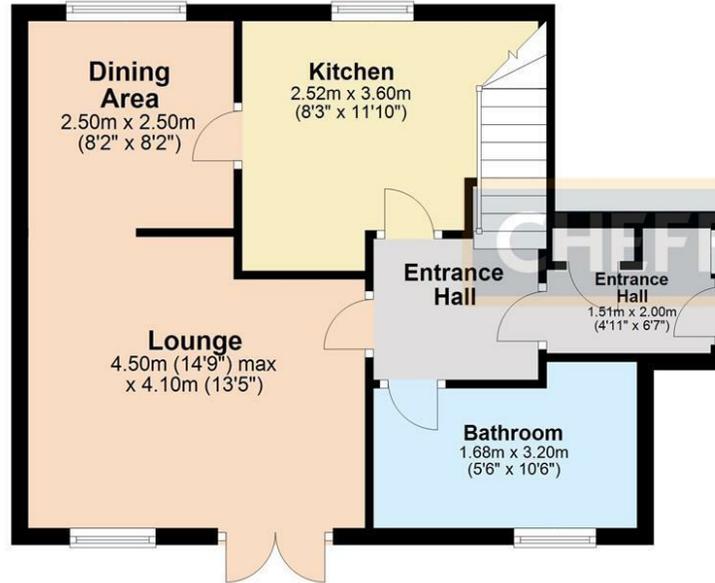


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,350 PCM
 Council Tax Band - C
 Local Authority - Uttlesford District Council

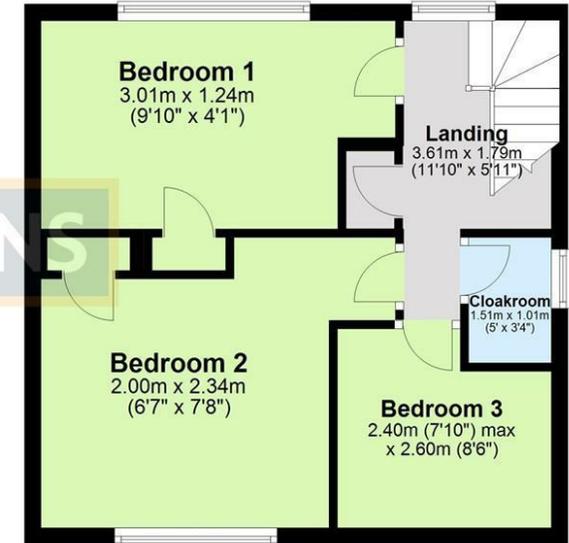
Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 84.1 sq. metres (905.6 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.