



Gibson Way, Saffron Walden, CB10 1AH

CHEFFINS

Gibson Way

Saffron Walden,
CB10 1AH

- DETACHED HOME
- FOUR BEDROOMS
- MANAGED BY CHEFFINS
- DRIVEWAY PARKING
- GARAGE
- CENTRAL LOCATION
- AVAILABLE LATE APRIL

****FULLY BOOKED FOR VIEWINGS**** Please contact the office to be added to the cancelation list. An imposing four bedroom detached family home located in the heart of Saffron Walden offering spanning living accommodation and boasting large living space as well as enclosed garden, double garage and driveway parking.

4 3 2

£2,500 PCM





LOCATION

Saffron Walden is a historic market town known for its well-preserved medieval centre, its beautiful setting, and its excellent transport links. There are a number of well-regarded schools in the area and a thriving community, with a range of shops, restaurants, and leisure facilities. In addition to its many amenities, Saffron Walden is also conveniently located within easy reach of Cambridge and London, with regular train services to both cities from Audley End Station (2 miles) and within easy access to the M11 (junctions 8 and 9).

Ground Floor

Entrance Hall

Hardwood entrance door with leaded windows to either side and further leaded window to the side aspect, wooden parquet flooring and staircase rising to the first floor with deep understairs storage cupboard.

Lounge

A dual aspect room with leaded windows to the front and rear, providing a good degree of natural light. Open fireplace with decorative Victorian style surround.

Snug

Fireplace with inset stove, wooden flooring, useful built-in cupboard and door to utility room. Steps leading down to:

Kitchen/Diner

The kitchen comprises a range of base and eye level units with stone worktop, ceramic sink unit, range cooker, fridge freezer and integrated dishwasher. A pair of leaded windows to the rear aspect, together with leaded light doors with adjoining windows providing access to the terrace and garden beyond.

Utility Room

Fitted with a range of base and eye level units with worktop space over, integrated freezer sink unit, space and plumbing for washing machine and tumble dryer.

Shower Room

Comprising shower area, wash basin and WC.

First Floor

Landing

Leaded window to the front aspect and door to staircase rising to the second floor.

Master bedroom

Leaded windows to the rear and side aspects providing views over the garden and town rooftops towards St Mary's Church and Audley End Estate. Built-in understairs wardrobe and door to:

En Suite

Comprising shower enclosure, WC and vanity wash basin.

Bedroom Two

A triple aspect room with leaded windows to the front, rear and side, also enjoying views.

Bedroom Three

Leaded window to the rear aspect.

Bedroom Four

Leaded window to the front aspect and built-in wardrobe.

Bathroom

Comprising bath with shower over, low level WC, wash basin and obscure leaded window. Large, walk-in linen/storage cupboard.

Second Floor

Landing

Doors to adjoining rooms.

Attic Room

The second floor is an attic conversion space with restricted head height, comprising three rooms with Velux windows. Offering versatile usage, including study area, play room or occasional bedroom.

Double garage

Adjoining the property is a double garage with a pair of up and over doors, power and lighting connected.

Outside

The property is set in a prime, central town location, conveniently located within easy walking distance of the town centre, Market Square and Audley End Estate. To the front of the garage is a hardstanding driveway providing off-street parking, with an adjoining lawn. A gate to the side of the property leads to the rear garden which has a natural stone paved terrace adjoining the kitchen, with steps down to the garden which is laid to lawn.

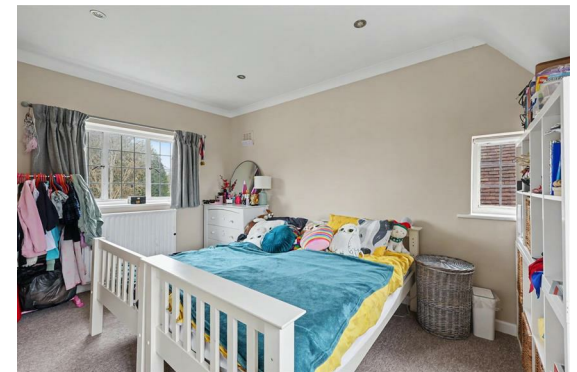
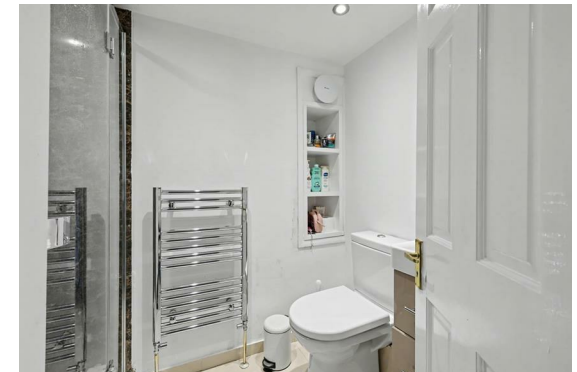
Viewings

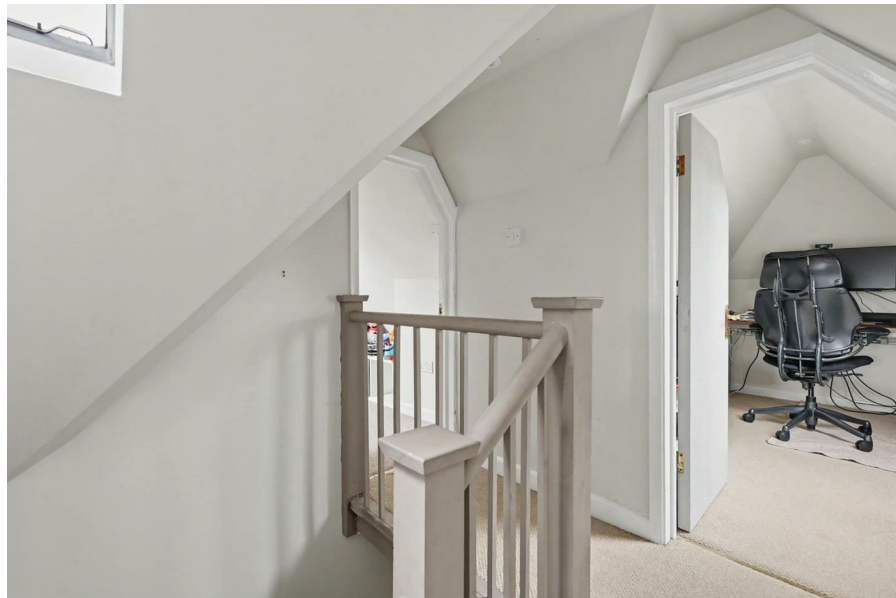
Strictly by appointment through the agent.

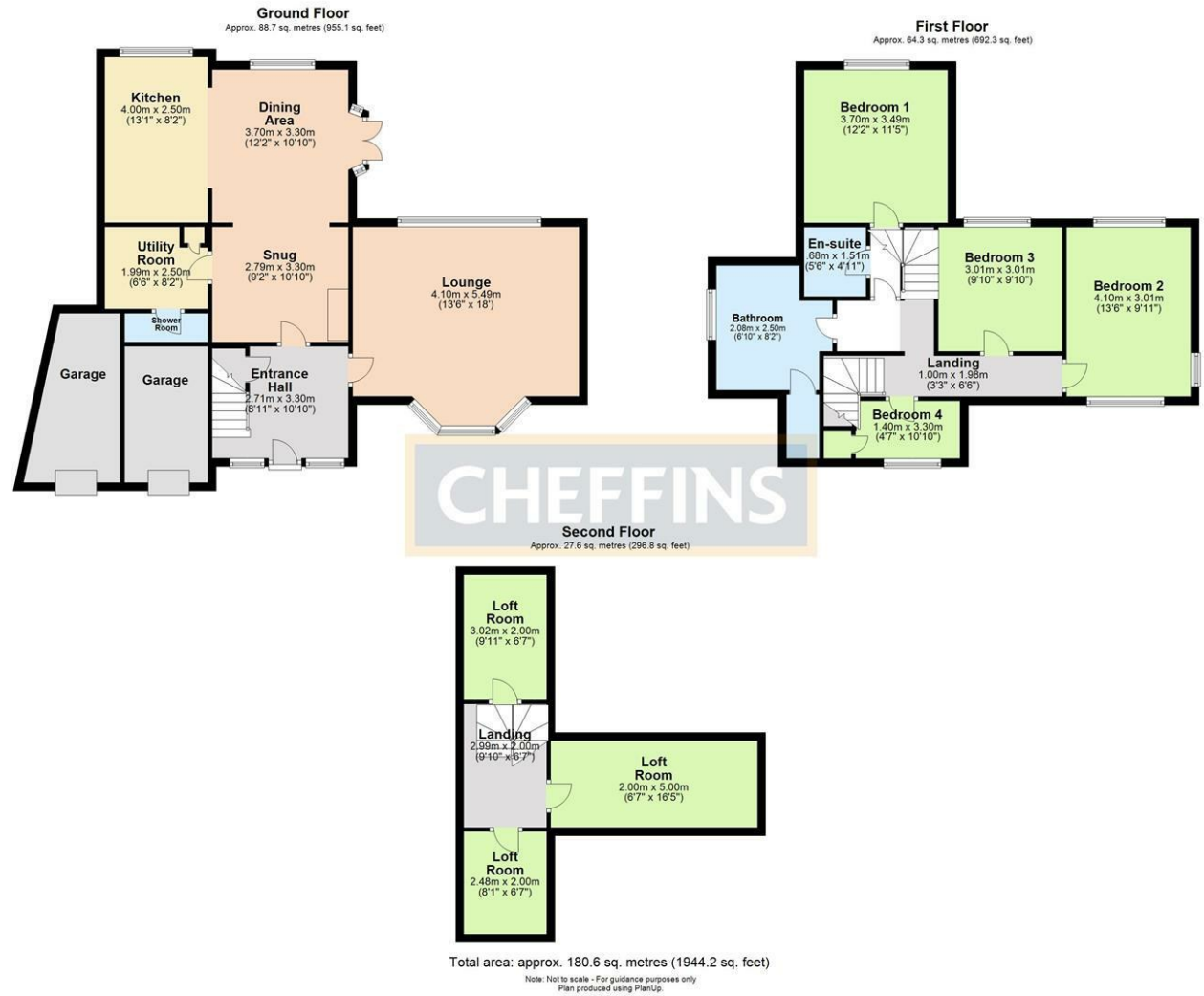
Letting Agent Notes

Holding Deposit : £576.00

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		
(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	70

£2,500 PCM

Council Tax Band - G

Local Authority - Uttlesford

Agents note:

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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.

