

Horn Book, Saffron Walden, CB11 3JW

CHEFFINS

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Horn Book

Saffron Walden,
CB11 3JW

3 2 1

£1,500 PCM



- Minimum 12 month tenancy
- Open plan sitting/dining room
- Well-appointed kitchen
- Three bedrooms
- Bathroom & shower room
- Private garden
- Off-street parking
- Council tax band: D
- EPC rating: C

A three bedroom property set in a popular development enjoying well-proportioned accommodation, together with a private garden and off-street parking. Offered on an unfurnished basis and available early January















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. There are regular bus services from the town serving Cambridge, Stansted Airport, Bishops Stortford and Audley End Station and 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
Glazed entrance door.

CLOAKROOM
Comprising low level WC, wash basin and obscure double glazed window.

KITCHEN
Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, gas hob with oven below, fridge freezer, space for washing machine and dishwasher. Double glazed window to the front aspect.

SITTING/DINING ROOM
A well-proportioned room with a pair of double glazed doors with adjoining double glazed windows providing views and access to the terrace. Staircase rising to the first floor with understairs storage cupboard and fitted bookcase.

FIRST FLOOR

LANDING
Doors to adjoining rooms, overstairs storage cupboard and access to the attic space.

BEDROOM 1
Double glazed window to the rear aspect overlooking the garden. Freestanding wardrobes.

BATHROOM
Suite comprising panelled bath with independent shower over, WC and pedestal wash basin.

BEDROOM 2
Double glazed window to the front aspect overlooking the courtyard.

BEDROOM 3
Double glazed window to the rear aspect overlooking the garden.

SHOWER ROOM
Suite comprising shower enclosure, WC, wash basin and obscure double glazed window.

OUTSIDE
The property is set in a tucked-away position within this popular development. To the front is a shared courtyard with an allocated parking space by the property. The front garden is laid to gravel with iron railings and pathway to the entrance door. The rear garden is paved for low maintenance with close board fencing.

LETTING AGENTS NOTES
Holding Deposit - £346.00

For more information on this property please refer to the Material Information brochure on our Website.











Approximate Gross Internal Area
85.04 sq m / 915.36 sq ft

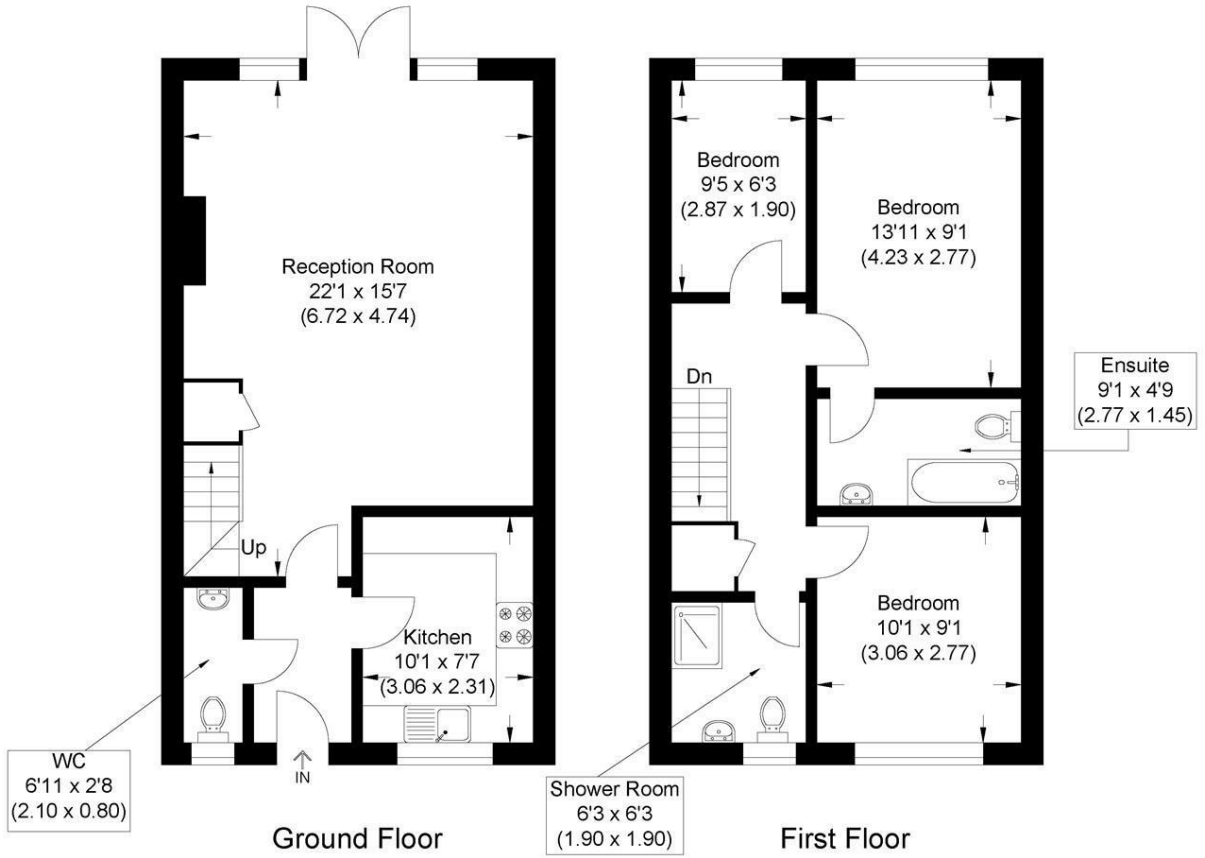
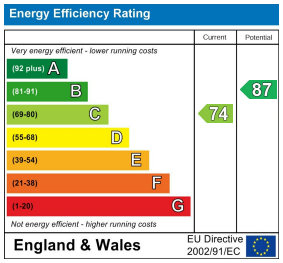


Illustration for identification purposes only, measurements are approximate, not to scale.



£1,500 PCM
Council Tax Band - D
Local Authority - Uttlesford

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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.