

Loompits Way, Saffron Walden, CB11 4BZ

CHEFFINS

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Saffron Walden,
CB11 4BZ

4 2 3

£2,200 PCM



- Managed by Cheffins
- Four bedrooms
- Detached
- Garage
- Driveway
- Gardener included in the rent
- Available early August

** FULLY BOOKED FOR VIEWINGS** Please contact the office to be added to the cancellation list. A large four bedroom detached home positioned within easy reach of local amenities, offering good sized living accommodation. The property enjoys landscaped gardens, together with garage and ample driveway parking. Offered on an unfurnished basis and available early August.









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

VESTIBULE
With windows overlooking the front aspect and curtain opening through to:

ENTRANCE HALL
With doors leading through to adjoining rooms and stairs ascending to the first floor. Access to :

INTEGRAL GARAGE
With space for a car as well as built in storage and shelving.Window overlooking the side aspect and up and over door to the front.

KITCHEN
A modern fitted kitchen boasting an array of low and eye level units with quartz worktop over. Integrated oven and hob with extractor fan over, integrated dishwasher, fridge and microwave. Window overlooks the rear aspect.

UTILITY ROOM
With low and eye level units and worktop over, space for washing machine and window overlooking the rear aspect. Storage cupboard and space for fridge freezer. Door leading out to rear garden and door leading to:

CLOAKROOM
With low level W/C and hand basin. Obscured window overlooking the side aspect.

LOUNGE
With large window overlooking the front aspect and gas fireplace. Opening through to:

DINING AREA
Ample space for a table and chairs and opening through to:

SUN ROOM
With Velux window and French doors leading out to the enclosed rear garden.

FIRST FLOOR

LANDING
With doors leading through to adjoining rooms.Window overlooking the side aspect.

BEDROOM ONE
With views over the front aspect as well as built in wardrobe.

BEDROOM TWO
With window overlooking the front aspect.

BEDROM THREE
With views over the rear aspect as well as built in wardrobe.

BEDROOM FOUR
With window overlooking the front aspect as well as built in storage.

BATHROOM
Contemporary four piece suite comprising deep panelled bath and separate shower cubicle, W/C and hand basin as well as built in storage and heated towel rail. Obscured window overlooks the rear aspect.

GARAGE
With space for a car as well as built in storage and shelving. Window overlooking the side aspect and up and over door to the front.

OUTSIDE
Externally the property boasts landscape garden to the rear with patio area as well as lawn and shed. To the front there is an additional lawn area as well as driveway parking for two vehicles.

VIEWINGS
Strictly by appointment through the agent.

LETTING AGENT NOTES
Holding deposit : £507.00

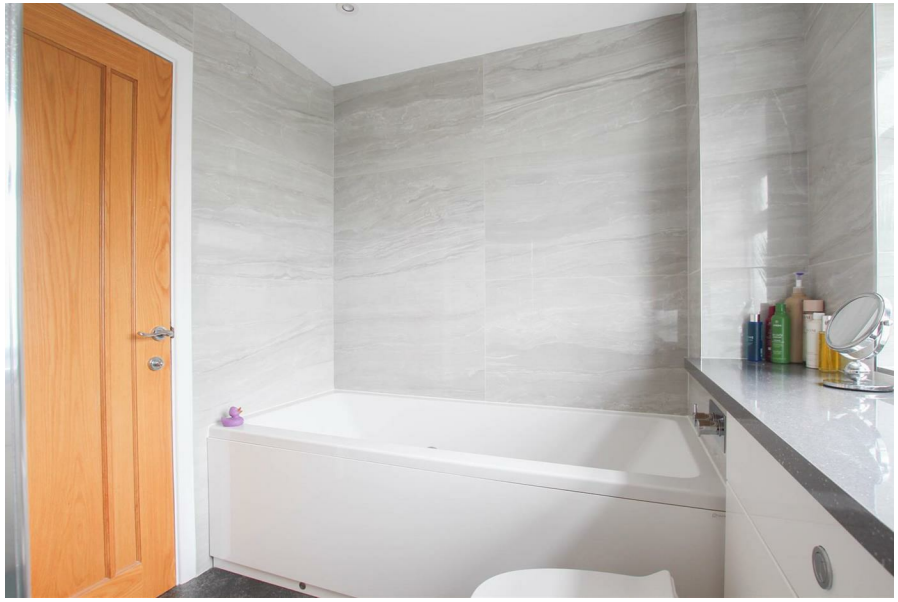
For more information on this property please refer to the Material Information brochure on our Website.









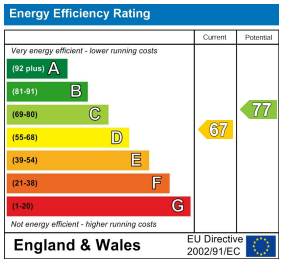


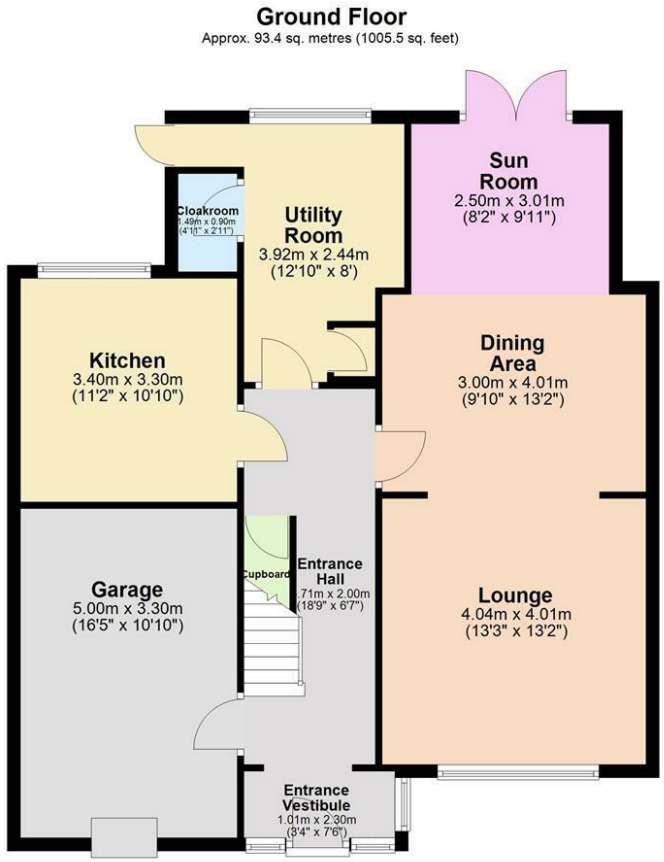


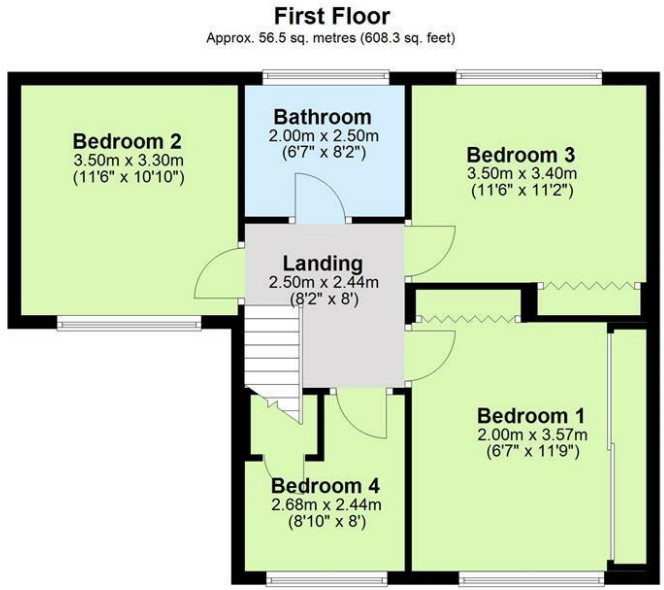












Total area: approx. 149.9 sq. metres (1613.7 sq. feet)

£2,200 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.

8 Hill Street, Saffron Walden, Essex, CB10 1JD I 01799 523656 I cheffins.co.uk

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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.