



Archer Road, Saffron Walden, CB10 2GG

CHEFFINS

Archer Road

Saffron Walden,
CB10 2GG

- MINIMUM OF A 12 MONTH TENANCY
- DETACHED
- FOUR BEDROOMS
- DRIVEWAY
- GARAGE
- ENCLOSED GARDEN
- AVAILABLE EARLY APRIL

A substantial four bedroom detached home occupying a desirable plot on this popular development. Boasting spacious living accommodation, enclosed garden as well as driveway parking with double garage.

 4  2  3

£2,200 PCM





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

ENTRANCE HALL

With stairs rising to the first floor, under stairs cupboard, doors to adjoining rooms, a fitted cupboard with quartz worktop and space and plumbing for a washing machine and tumble dryer, shelving above.

CLOAKROOM

With a ceramic wash basin, low level WC.

STUDY

With a double glazed window to the front aspect.

DINING AREA

With a double glazed window to the front aspect, opening into;

KITCHEN

With a range of base and eye level units, stainless steel sink, quartz worktops, integrated dishwasher, electric double oven, fridge/freezer, 4 ring induction hob with extractor over, double glazed sliding doors to the rear, velux windows providing a good degree of natural lighting, doorway leading to;

SITTING ROOM

With double glazed sliding doors leading out to the rear garden.

FIRST FLOOR

LANDING

With doors to adjoining rooms, loft access, door to airing cupboard.

BEDROOM 1

with fitted wardrobes, double glazed window to the rear, door to;

ENSUITE

With a ceramic wash basin, shower unit with dual head, low level WC, heated towel rail, obscure double glazed window to the rear.

BEDROOM 2

With a double glazed window to the front aspect, fitted wardrobes.

BEDROOM 3

An 'L' shaped room with a double glazed window to the front aspect.

BEDROOM 4

With double glazed windows to the side and rear.

BATHROOM

With a panelled bath with shower attachment, ceramic wash basin, low level WC, shower unit with double head, heated towel rail.

OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles.

Gated access into the rear garden with an Indian sandstone paved terraced area with a step up to the rest of the garden which is predominantly laid to lawn.

DETACHED GARAGE

With up and over door, power and lighting.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

£2,200 PCM

Council Tax Band – F

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.

