



Margaret Way, Saffron Walden, CB10 1AP

CHEFFINS

Margaret Way

Saffron Walden,
CB10 1AP

- Detached
- Gardener included in the rent
- Three/Four bedrooms
- Garage
- Central to Town location
- Large garden
- Driveway

An extremely well appointment three bedroom detached property offering sizeable living space, parking, garage and large garden right in the heart of Saffron Walden. Offered on an unfurnished basis and available now.

3 2 3

£1,950 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

Porch

Entrance Hall

With doors ascending to various rooms and stairs ascending to first floor.

Lounge

With bay window overlooking the front of the property as well as window overlooking the side aspect, feature fireplace inset with electric log burner.

Reception room

With views over the front of the property, this room could easily lend itself to a fourth bedroom.

Reception room

With window to the side aspect and sliding doors leading out to the garden.

Kitchen

Fitted with a range of storage units with surface space over, integrated oven and hob with extractor over. There is also a handy pantry leading from the kitchen and windows overlooking the rear and side aspect. Door leading through to :

Utility room

With space and plumbing for washing machine, work surface over with shelving above. Access out to the rear garden and window overlooking the side aspect.

Bathroom

White three piece suite with panelled bath with shower over, wash basin and low level W/C. Obscured window overlooks the rear aspect.

First Floor

Landing

With doors leading through to adjoining rooms and storage cupboard.

Bedroom One

With dual aspect windows overlooking the front and rear aspect as well as fitted wardrobes.

Bedroom Two

With window overlooking the side aspect, storage cupboards and access to eaves storage.

Bedroom Three / Study

A handy study sized room, with window overlooking the front aspect. Access to eaves storage.

Shower room

With shower cubicle, W/C and wash basin. Obscured window overlooks the rear aspect.

Outside

Externally the property offers mature rear garden with area of lawn and large patio. There is also a lawn area to the front, large driveway and garage.

Viewings

Strictly by appointment through the agent.

Letting Agent Notes

Holding Deposit : £450.00

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,950 PCM

Council Tax Band – E

Local Authority – Uttlesford District

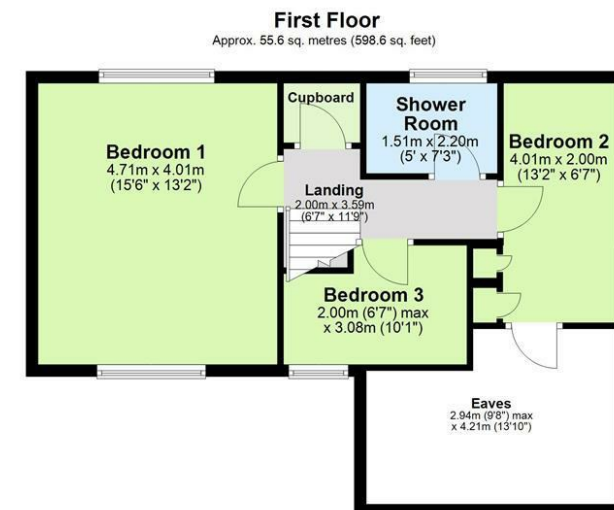
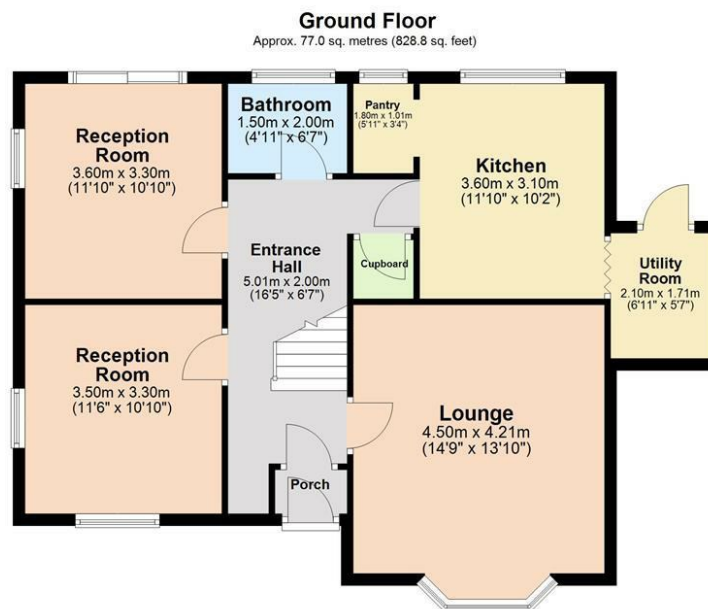
Council

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.



Total area: approx. 132.6 sq. metres (1427.4 sq. feet)



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