

Braybrooke Gardens, Saffron Walden, CB11 3WH

CHEFFINS

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Braybrooke Gardens

Saffron Walden,
CB11 3WH

5 3 2

£2,250 PCM



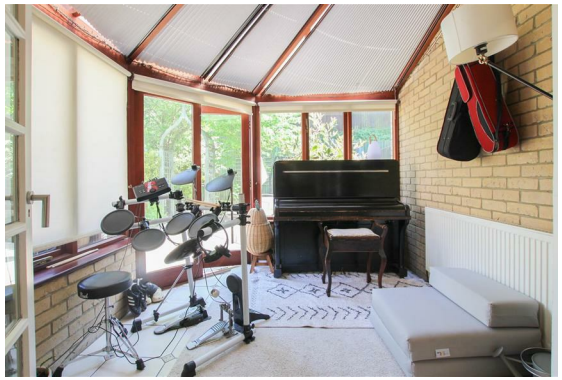
- Five bedrooms
- Exclusive town development
- Accommodation over four floors
- Private garden and secure parking
- Central town location
- Available early September

** FULLY BOOKED FOR VIEWINGS** Please contact the office to be added to the cancellation list. A five bedroom residence set in an exclusive development within the town. The property offers spacious accommodation over four floors, with far reach views over the rooftops. In addition, there is a private south facing garden, secure garaging and use of a central landscaped communal garden.









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. The Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge are accessible at Junctions 8 and 9 of the M11. Train services to London run from Audley End Station about 2 miles away.

CHEFFINS

GROUND FLOOR

ENTRANCE HALL
Glazed entrance door with arched window above, staircase rising to the first floor with understairs storage cupboard, open plan to family/dining room and door to:

KITCHEN
Fitted with an extensive range of base and eye level units, also incorporating matching central island, all with granite worktop space over, stainless steel sink unit, waste disposal unit and water softener, high quality appliances including induction hob with glass and stainless steel extractor hood over, built in combination microwave oven and plate warmer, integrated fridge freezer, washing machine, dishwasher and wine cooler, tiled flooring and bay window with fitted shutters to the front aspect overlooking the communal gardens.

FAMILY/DINING ROOM
A well-proportioned room with sash window to the rear aspect overlooking the courtyard and garden, and glazed doors leading to:

CONSERVATORY
Hardwood framed conservatory with a series of windows overlooking the garden and courtyard, with a pair of glazed doors providing access. Roof with fitted blinds and tiled flooring.

CLOAKROOM
Refitted suite comprising low level WC pedestal wash hand basin, fully tiled walls, illuminated mirror and obscure glazed window with fitted shutter.

FIRST FLOOR

LANDING
Staircase rising to the second floor and doors to adjoining rooms.

SITTING ROOM
Bay window with fitted shutters to the front aspect, additional window with fitted shutters to the front aspect.

BEDROOM 4
Sash window to the rear aspect overlooking the garden, fitted with a range of wardrobes with shelving, hanging space and mirrored sliding doors.

BEDROOM 5
Window to the rear aspect overlooking the garden.

BATHROOM
Refitted quality suite comprising deep double ended bath, pedestal wash hand basin, low level WC, travertine tiled walls and flooring with underfloor heating, heated towel rail, illuminated mirror and window with fitted shutter.

SECOND FLOOR

LANDING
Doors to adjoining room and staircase rising to the third floor.

BEDROOM 1
A well-proportioned room with a pair of glazed doors leading to a balcony with views over the gardens, town rooftops and partial views of the Church spire. Further window with fitted shutter to the front aspect, built in wardrobes with hanging rail, shelving and mirrored sliding doors. Door to:

EN SUITE
A stylish, contemporary suite comprising large walk-in shower enclosure, vanity wash hand basin, low level WC, polished tiled walls and tiled flooring, heated towel rail, illuminated mirror and obscure window.

BEDROOM 2
A pair of windows overlooking the rear garden, fitted wardrobe with handing rail and sliding doors. Door to:

EN SUITE
Refitted stylish suite comprising shower enclosure, low level WC, vanity wash hand basin, tiled walls and flooring, heated towel rail, illuminated mirror and window with fitted shutter.

THIRD FLOOR

BEDROOM 3
A multi-functional room providing a multitude of uses with a pair of glazed doors leading to a large paved, south-facing roof terrace, enjoying views over the town and rooftops. Fitted cupboards housing the pressurised hot water cylinder and recently updated boiler, built in wardrobe, wash hand basin and access to eaves storage space.

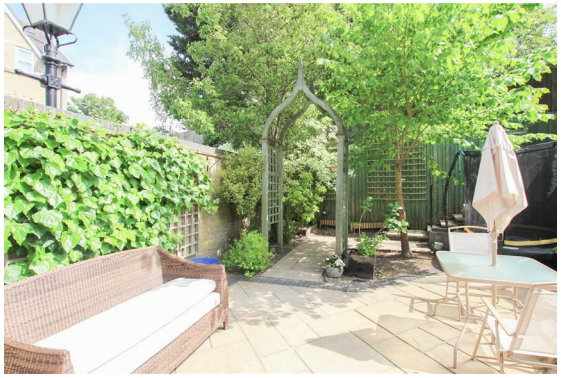
OUTSIDE
Braybrooke Gardens is set in a central town location and enjoys a well-maintained communal, private garden with central bandstand. Offering two allocated parking spaces and a gated garage area. The rear garden is south facing and incorporates a paved terrace which is ideal for al fresco entertaining. There are flower and shrub beds and access to the rear path, in turn leading to the garages.

GARAGE
The property has its own garage within a gated area, providing an extra level of security.

VIEWINGS
Strictly by appointment with the Agents.

LETTING AGENT NOTES
Holding Deposit : £519.00

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









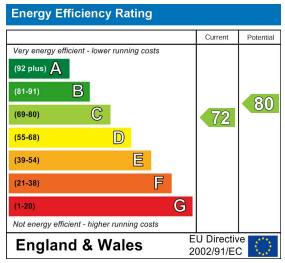


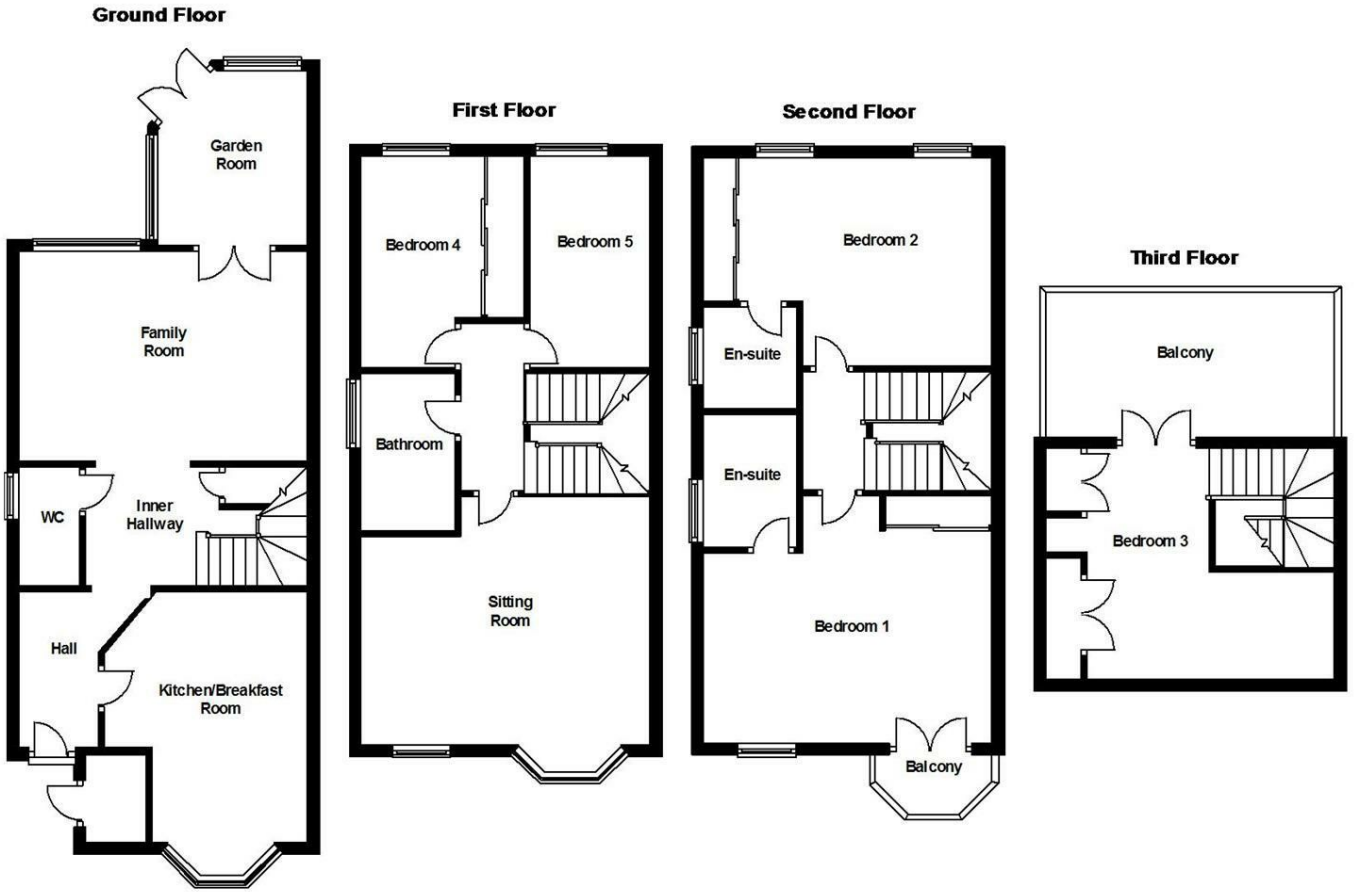












Approx gross internal floor area 176 sqm (1900 sqft)

£2,250 PCM

Council Tax Band - G

Local Authority - Uttlesford

Agents note:

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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.