



Clutton Road, Saffron Walden, CB10 2GQ

CHEFFINS

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Saffron Walden,
CB10 2GQ

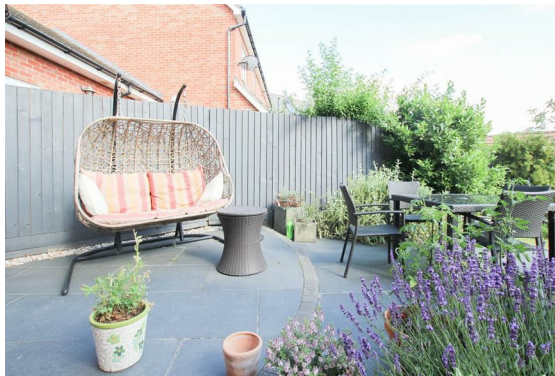
- MINIMUM OF A 12 MONTH TENANCY
- MANAGED BY CHEFFINS
- THREE BEDROOMS
- LINK DETACHED
- GARAGE + DRIVE
- GARDEN
- AVAILABLE EARLY SEPTEMBER

Spacious three bedroom link detached home positioned within close proximity of the Town Centre and offering landscaped garden, garage and driveway for two cars. Offered on an unfurnished basis and available early September.

3 2 1

£1,850 Per Month





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 doors leading through to adjoining rooms and stairs ascending to the first floor.

LOUNGE/DINER

With large storage cupboard, window overlooking the front aspect and French doors opening out to the garden.

KITCHEN

Fitted with a range of high and low level units with worktop over as well as washing machine, dishwasher, fridge freezer, oven and hob. Window overlooking the rear aspect.

CLOAKROOM

With low level W/C and wash hand basin

FIRST FLOOR

LANDING

With doors through to adjoining rooms and window overlooking the front aspect.

BEDROOM ONE

With views over the rear aspect and access through to:

EN SUITE SHOWER ROOM

Three piece suite comprising low level W/C, wash basin and shower cubicle. Obscured window overlooks the front aspect.

BEDROOM TWO

Benefitting from fitted wardrobe and with window overlooking the rear aspect.

BEDROOM THREE

With bespoke fitted single bed and window overlooking the front aspect.

BATHROOM

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

OUTSIDE

There is a landscaped garden to the rear leading to a gate which provides access out to the garage behind as well as parking in tandem for two cars. To the front of the property is another area of lawn which comes with the property.

VIEWINGS

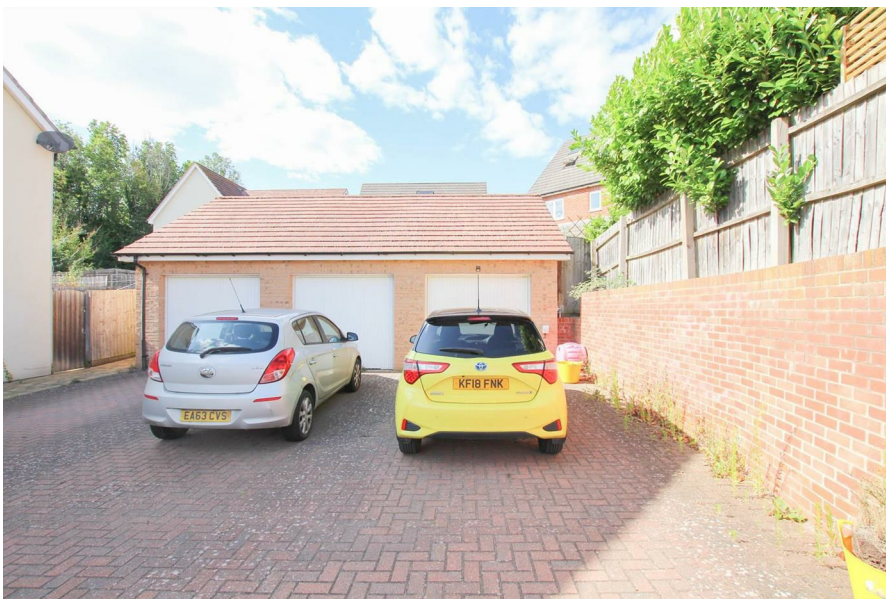
Strictly by appointment through the agent.

LETTING AGENT NOTES

Holding deposit - £426.00

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





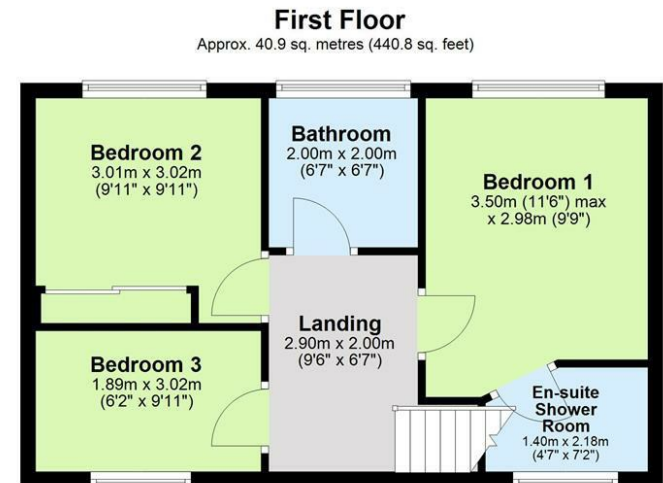
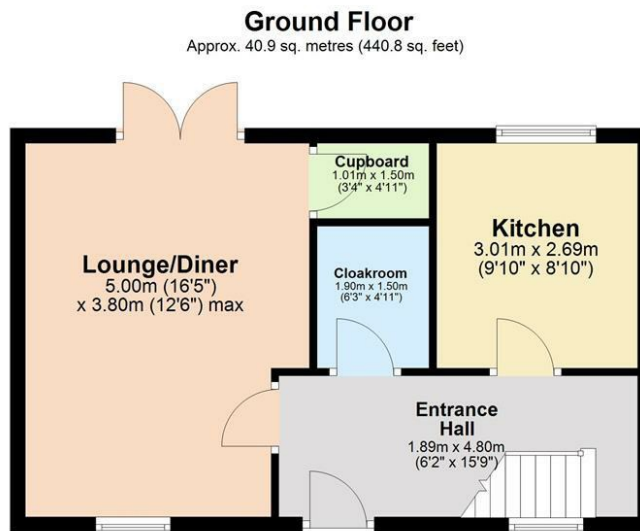
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,850 Per Month
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.](#)

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

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. 81.9 sq. metres (881.5 sq. feet)

