Thorncroft, Saffron Walden, CB10 2AZ

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# Thorncroft

Saffron Walden,
CB10 2AZ

4 2 2

## £1,750 PCM

- Managed by Cheffins
- Four bedrooms
- En-suite and bathroom
- Two reception rooms
- Garage and off street parking
- Large garden
- Available now

*FULLY BOOKED FOR VIEWINGS* Please contact the office to be added to the cancelation list. A spacious and well presented four bedroom detached home, boasting two reception rooms, two bathrooms, large garden, garage and driveway parking. Within close proximity of local amenities and available now on an unfurnished basis.

## 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.

## GROUND FLOOR

### ENTRANCE HALL
Large double glazed window to the front aspect, cupboard housing the gas fired boiler and thermostat controls.

### CLOAKROOM
Comprising a two piece suite with low level WC, vanity unit with sink and storage below and double glazed window to the side aspect.

### LIVING ROOM
Large double glazed windows to the front and rear aspects, carpeted throughout, feature red brick fireplace with built in gas fire.

### DINING ROOM
Double glazed window to the side aspect and double glazed door leading to the rear and patio, carpeted throughout with understairs cupboard.

### KITCHEN
Fitted with a range of base and eye level units, worktop over, stainless steel sink and drainer, free standing electric oven and grill with extractor fan over, tiled splash backs, space and plumbing for washing machine and fridge freezer, tiled flooring, door leading to integral garage, double glazed window to the rear aspect and double glazed door to the rear aspect on to the patio.

## FIRST FLOOR

### LANDING
With doors leading to adjoining rooms, large built in wardrobe with sliding mirrored doors and airing cupboard with built in shelving and hot water cylinder. Double glazed window to the rear aspect.

### BEDROOM 1
Carpeted throughout and double glazed windows to the front and rear aspects. Door to:

### EN SUITE
Three piece suite comprising walk in shower, low level WC, pedestal wash hand basin, wall mounted unit with mirrored doors and double glazed window to the rear aspect.

### BEDROOM 2
Carpeted throughout and large double glazed window to the front aspect.

### BEDROOM 3
Carpeted throughout and a large double glazed window to the front aspect.

### BEDROOM 4
Carpeted throughout and double glazed window to the rear aspect.

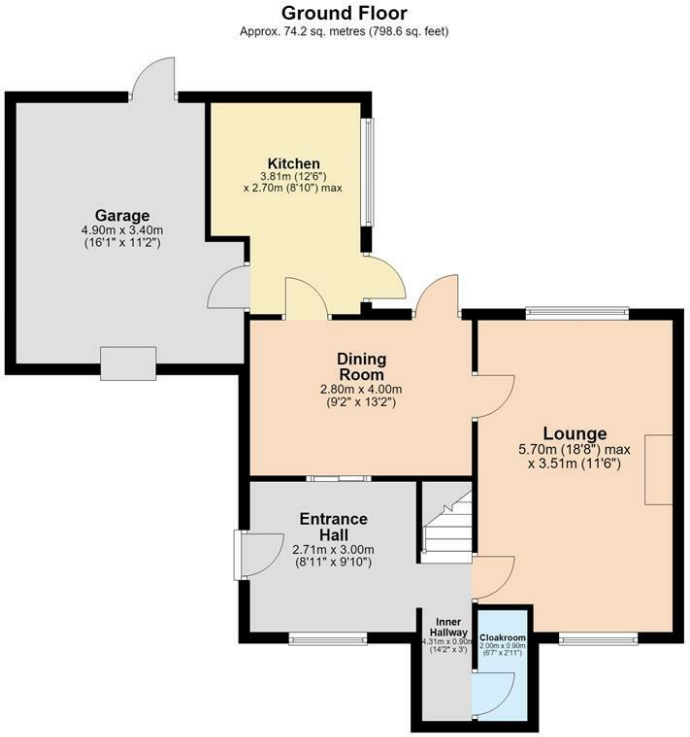
### BATHROOM
Comprising a three piece suite with deep paneled bath with shower head and taps over, tiled splash backs and shower curtain, low level WC, pedestal wash hand basin, wall mounted mirrored door cabinet over, large double glazed window to the rear aspect and vinyl flooring.

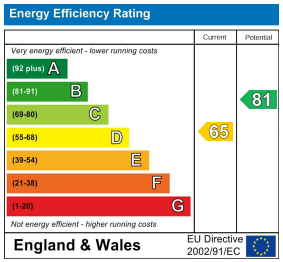
### OUTSIDE
To the front of the property is a concrete driveway leading to an integral garage. To the rear of the property is a patio area with steps leading up to the elevated lawn.

### VIEWINGS
By appointment through the Agents.

### LETTING AGENT NOTES
Holding Deposit - £403.00

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






Total area: approx. 142.2 sq. metres (1530.6 sq. feet)

£1,750 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.