Miller Street, Saffron Walden, CB10 2JS

CHEFFINS

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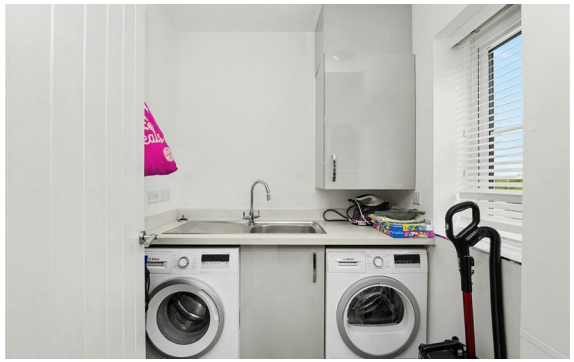
Saffron Walden,
CB10 2JS

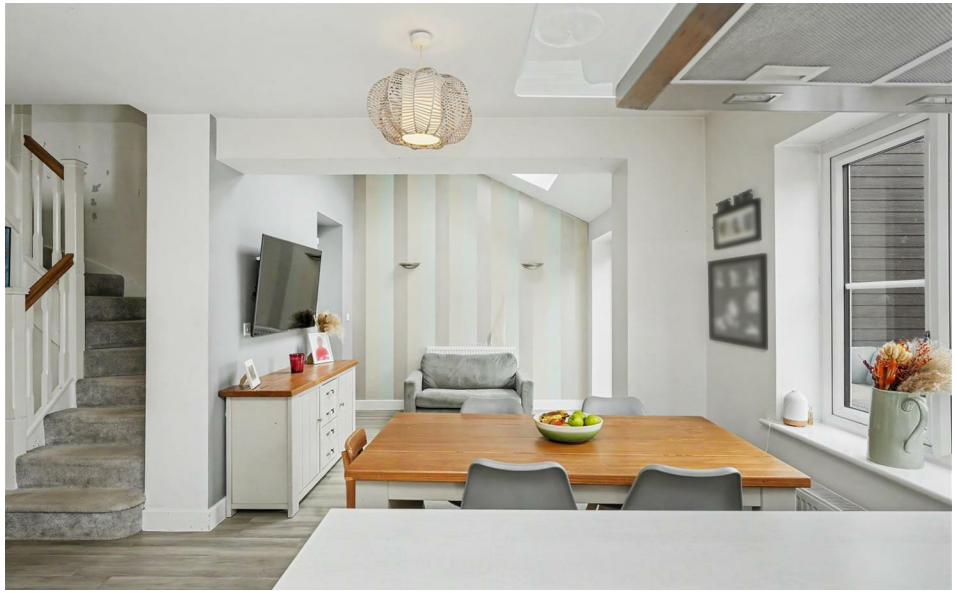
4 3 1

Guide Price £625,000

- Modern four bedroom detached house
- Bright and well proportioned accommodation
- Ideally positioned for local amenities
- Open-plan kitchen/dining/family room
- Principal bedroom with en suite
- Garage and off-street parking

A modern double fronted detached house enjoying a corner plot. The property enjoys well-lit accommodation together with off-street parking, garage and a part-walled 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 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
Obscure glazed entrance door and doors to adjoining rooms.

KITCHEN/BREAKFAST/FAMILY ROOM
A spacious versatile room providing modern day living and also flooded with natural light via windows to two aspects together with a pair of skylights and glazed patio doors leading onto the terrace and garden. The kitchen is fitted with a range of base and eye level units with worktop space over, ceramic hob, oven and grill, twin bowl sink unit, integrated fridge freezer and dishwasher, staircase rising to the first floor with deep understairs storage and coats cupboard. Door to:-

UTILITY ROOM
A matching range of base and eye level units with worktop space over, sink unit, space and plumbing for washing machine, tumble dryer and water softener, window to the side aspect.

SITTING ROOM
A well proportioned dual aspect sitting room with built-in media wall with recess shelving and contemporary remote control fireplace.

STUDY
A large window to the front aspect.

CLOAKROOM
Comprising low level WC, wash basin and obscure glazed window.

FIRST FLOOR

LANDING
Built-in storage cupboard and doors to adjoining rooms.

BEDROOM 1
Window to the front aspect, built-in wardrobe and door to:-

EN SUITE
Comprising large shower enclosure, low level WC, wash basin and obscure glazed window.

BEDROOM 2
A dual aspect room with views to the front and side aspects, engineered oak flooring.

BEDROOM 3
Dual aspect room with windows to the side and rear aspects.

BEDROOM 4
Window to the rear aspect.

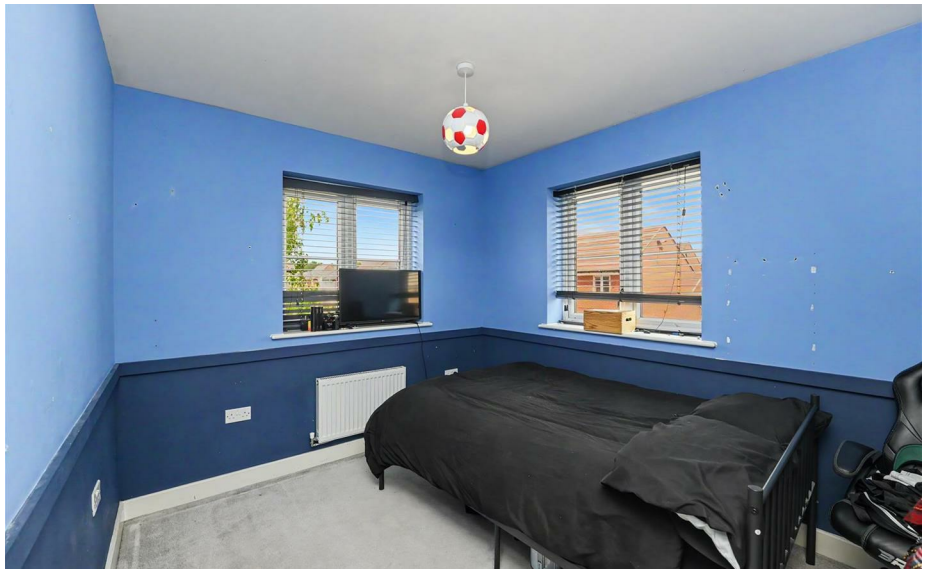
BATHROOM
Comprising panelled bath, separate shower enclosure, vanity wash basin, low level WC and obscure glazed window.

OUTSIDE
To the front of the property is a gravelled garden with shrubs and flowers, to the side of the property is a driveway providing off-street parking for 2/3 cars and in turn leading to the garage and timber gate providing access to the rear garden. To the rear of the property is a paved terrace in turn leading to the garden which is laid to lawn.

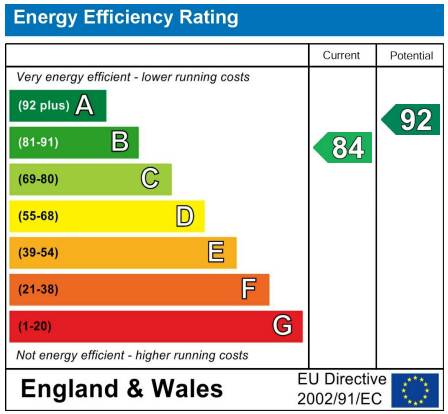
GARAGE
Fitted with up and over door, power and lighting connected with useful eaves storage space. The garage is oversized and also offering the opportunity for part or full conversion to a home office, studio or gym dependent upon needs and relevant planning approval.

AGENT'S NOTE
There is an annual Estate Management Charge of £140 p.a.

VIEWINGS
By appointment through the Agents.



Milena



Guide Price £625,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford

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Ground Floor **First Floor**

Miller Street

Approximate Gross Internal Floor Area : 145.90 sq m / 1570.45 sq ft
(Excluding Garage)

Garage Area : 26.50 sq m / 285.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.