



Landscape View, Saffron Walden, CB11 4AT

**CHEFFINS**

## Landscape View

Saffron Walden,  
CB11 4AT

- Refurbished semi-detached home
- Good sized plot with ample off-street parking
- Contemporary, open plan living
- Four bedrooms
- En-suite & family bathroom
- No upward chain

A four bedroom, semi-detached property which has undergone extensive refurbishment to provide a beautifully presented, contemporary living space. The property enjoys a good sized plot with extensive off-street parking. Offered chain free.

4 2 3

**Guide Price £875,000**





## 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

Part-glazed entrance door with adjoining double glazed panels, high quality wooden parquet flooring which extends through to the adjoining rooms and newly fitted internal doors. Staircase rising to the first floor with deep understairs storage cupboard and further large built-in coats/storage cupboard.

### KITCHEN/DINING/LIVING ROOM

A stunning and well-proportioned open plan living space. Refitted with a high quality German kitchen comprising an extensive range of units with quartz worktop and a large island with breakfast bar, Neff appliances incorporating an induction hob with downdraft extractor, double oven, full height fridge and freezer, integrated dishwasher, ceramic sink unit and cupboard housing a newly fitted gas fired boiler. Double glazed window to the front aspect and a pair of double glazed doors with adjoining double glazed windows providing views and access to the garden. Further door to:

### UTILITY ROOM

Refitted with similar style units with quartz worktops, ceramic sink unit, space and plumbing for washing

machine and tumble dryer. Double glazed window overlooking the rear garden and door to:

### CLOAKROOM

Refitted suite comprising low level WC and wash basin.

### STUDY/SNUG

A versatile, multi-purpose room with double glazed window to the front aspect and fireplace with tiled hearth.

### FAMILY ROOM

An other versatile room with fireplace with tiled hearth and a pair of double glazed doors providing views and access to the garden.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect overlooking the garden and street scene, useful built-in storage cupboard, access to the loft space and replacement internal doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and surroundings.

### SHOWER ROOM

Comprising shower enclosure, WC and wash basin.

### BEDROOM 3

Double glazed window to the front aspect and Victorian cast iron fireplace (not in use).

### BEDROOM 4

Double glazed window to the rear aspect and cast iron fireplace (not in use).

### BATHROOM

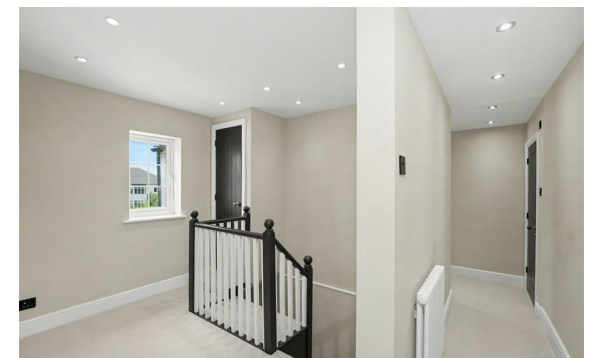
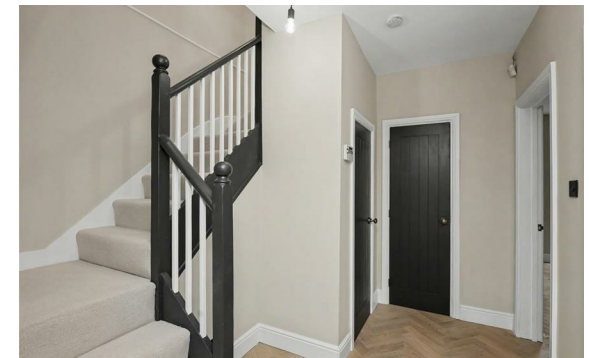
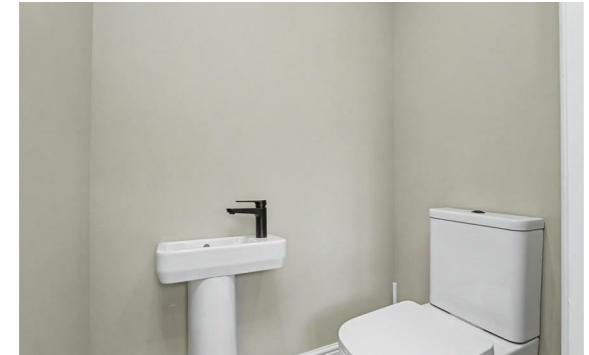
Refitted suite comprising contemporary free-standing bath, walk-in shower enclosure, low level WC, vanity wash basin and obscure double glazed window.

### OUTSIDE

The property is accessed via an extensive gravelled driveway providing off-street parking, together with mature hedging to the front and a small lawned garden. To the rear of the property is a decking area providing an outdoor entertaining space with an adjoining lawned garden, mature hedging and close board fencing.

### VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £875,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - Uttlesford





**Landscape View**

Approximate Gross Internal Floor Area : 167.90 sq m / 1807.26 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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

