St. Mary's View, Saffron Walden, CB10 2GF

CHEFFINS

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St. Mary's View

Saffron Walden,
CB10 2GF

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Guide Price £675,000

- Flint fronted home
- Sought after location
- Refitted kitchen, bathroom & en suite
- Stunning garden room
- Landscaped rear garden
- Gated driveway and double garage
- No upward chain

A charming four bedroom, flint-fronted home located in a sought-after residential area. The property boasts bright, beautifully presented accommodation, along with secure gated off-street parking, a spacious double garage and a landscaped rear 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
Black Italian slate floor tiling throughout the ground floor (excluding the sitting room).

ENTRANCE HALL
Widened and extended front door/porch/hall area creating a bright, light welcoming space with generous area to house coats and shoes. Bespoke obscure glazed entrance door and sidelight windows to front aspect, carpet-runner staircase rising to the first floor and contemporary modern oak veneer doors to all adjoining rooms.

CLOAKROOM
Comprising low level WC and ceramic wash basin.

KITCHEN/DINER
Fitted with a range of base and eye level units with granite worktop space over incorporating breakfast bar, containing concealed integrated sliding recycling waste bins, four ring gas hob with extractor hood over, electric double oven, stainless steel sink, space for dishwasher and free-standing fridge freezer. Bespoke shuttered double glazed windows to the front and rear aspects. Door to:

UTILITY ROOM
Fitted with base and eye level units, stainless steel sink, water filter tap and space for washing machine. Obscure glazed door to:

GARDEN/FAMILY ROOM
Black Italian slate floor tiling containing underfloor heating with thermostat, eight concealed electric sockets to floor, double-glazed windows to the side and rear aspects and double-glazed French-doors opening into garden with stunning glazed gable feature. Double glazed exterior grade Aluminium internal bi-folding doors with multi-point locking enhancing insulation/energy efficiency performance and security to:

SITTING ROOM
Feature fireplace and two double glazed windows, one to the front aspect with bespoke shutters and one to the side aspect with obscured glass.

FIRST FLOOR

LANDING
Doors to adjoining rooms, built-in airing cupboard with storage an housing the combi boiler. Access to the boarded loft space via an integrated retractable ladder.

PRIMARY BEDROOM
Bespoke contemporary fitted sliding wardrobes, bespoke shuttered double glazed window to the front aspect and door to:

EN SUITE
Comprising pedestal wash basin, low level WC, shower enclosure,. heated towel rail and obscure glazed window to the front aspect. Fully tiled, floor to ceiling with contemporary muted beige ceramic tiles.

BEDROOM 2
Bespoke shuttered double glazed windows to the front and side aspects and fitted wardrobes.

BEDROOM 3
Double glazed window to the rear aspect.

BEDROOM 4
Double glazed window to the rear aspect.

BATHROOM
Comprising ceramic wash basin, low level WC, panelled bath with shower over, heated towel rail and Velux window to the rear. Fully tiled, floor to ceiling with contemporary muted beige ceramic tiles.

OUTSIDE
The property has a purpose built weatherboarded and insulated water softener situated outside to rear of kitchen, a block paved driveway providing off-street parking. A pair of black wrought iron double gates opening to a further driveway providing considerable additional secure parking and access to a detached double garage which contains boarded loft space for additional storage. The rear garden features a beautiful and expansive multi-levelled area containing a large two-level paved terrace, perfect for al fresco entertaining, with a central lawn and steps down to a contemporary pebbled and rockery garden area, water feature and stunning composite decked corner pergola with double-socket power. In addition to these multi level areas there is also a secluded, concealed and shaded area behind garage which can be used as either a BBQ/firepit area or alternatively as a children's safe play area.

The property has premium insulated weatherboarding to the front and rear elevation dormers, and replacement white uPVC fascias and soffits throughout.

Within close proximity to the property, situated at the top of St Mary's View Hill, there is a children's playground and family area.

DOUBLE GARAGE
Up and over doors, power and lighting connected and side aspect personal door to the garden and boarded loft space for additional storage. The garage offers scope for conversion, subject to needs and relevant approval.

BIN STORAGE
Secluded and concealed bin storage to rear side elevation with water butt.

SUN CATCHMENT
The sun rises to the front elevation (east) and sets to the rear elevation (west) providing full afternoon sunshine exposure.

VIEWINGS
By appointment through the Agents.

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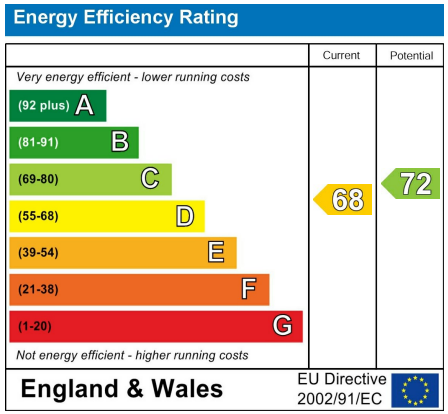
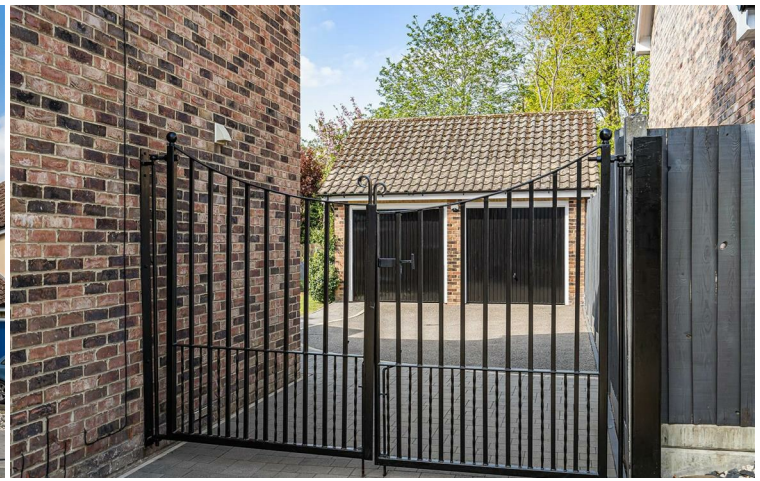
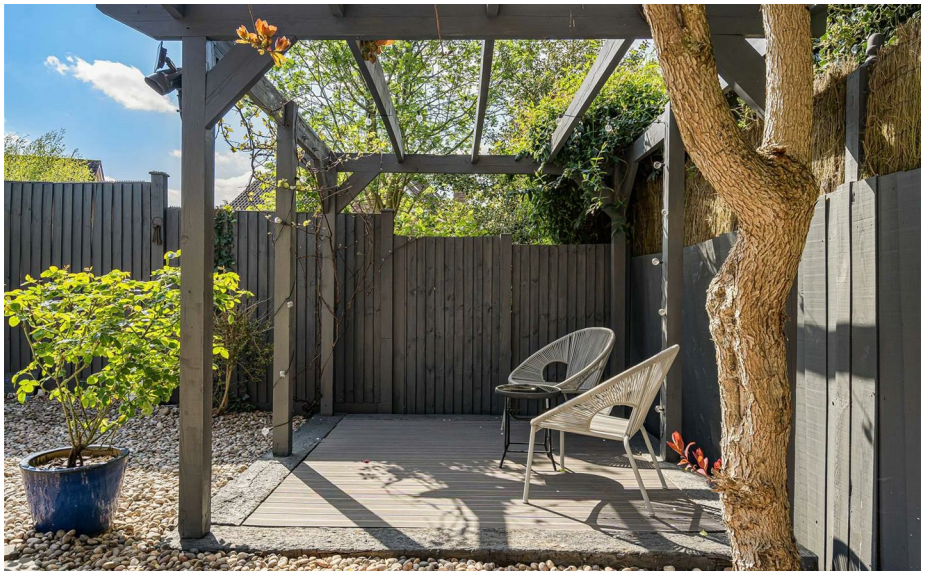




Guide Price £675,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford



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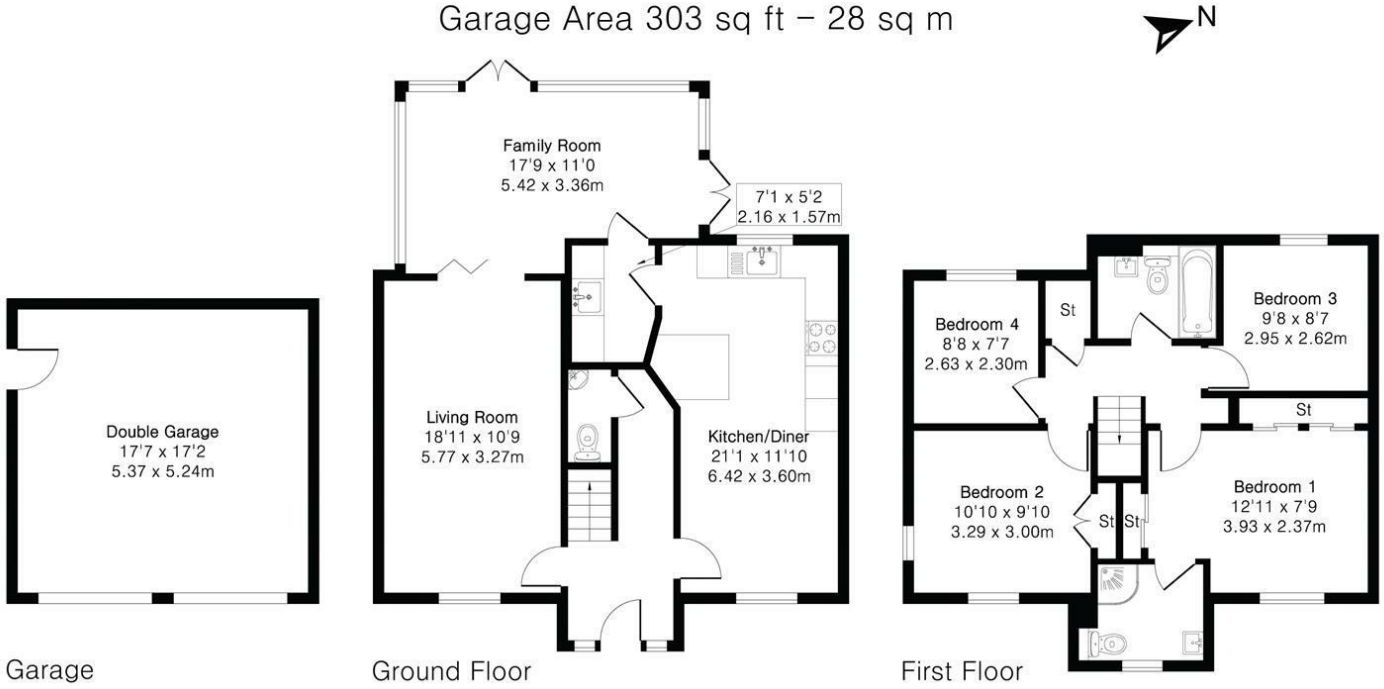
Approximate Gross Internal Area 1348 sq ft - 126 sq m
(Excluding Garage)

Ground Floor Area 761 sq ft – 71 sq m
First Floor Area 587 sq ft – 55 sq m
Garage Area 303 sq ft – 28 sq m



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.

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