



Stanleys Farm Road, Saffron Walden, CB11 3BN

CHEFFINS

Stanleys Farm Road

Saffron Walden,
CB11 3BN

4 3 3

Guide Price £550,000

- Tucked away location
- Beautifully presented throughout
- Open kitchen/diner
- Four/five bedrooms
- Ample off street parking
- Private rear garden

An extended four/five bedroom home tucked away in a popular residential location. The property offers bright and well proportioned accommodation over three floors, together with ample off street parking and a private rear garden.





FRONT ENTRANCE DOOR

into:

ENTRANCE HALL

doors to adjoining rooms.

UTILITY/W C

base and eye level units, stainless steel sink, space and plumbing for washing machine, low level w.c.

SITTING ROOM

with windows to front and side aspect, feature fireplace with woodburning stove.

BEDROOM 5/OFFICE

window to the front aspect, loft access.

DINING ROOM

fitted storage cupboard, opening into:

KITCHEN

base and eye level units, electric induction hob, extractor hood over, sink, dishwasher, space for American style fridge/freezer, electric oven, breakfast bar, glazed French doors to the rear, window to the rear, glazed door into:

FAMILY ROOM

Velux window, glazed window to the rear, French doors to the side elevation.

ON THE FIRST FLOOR**LANDING**

doors to adjoining rooms, stairs rising to the second floor.

BEDROOM

with glazed window to the front aspect, walk-in wardrobe, Jack and Jill shower room, pedestal basin, low level w.c., shower unit, heated towel rail, obscure glazed window to the side aspect.

BEDROOM

with glazed window to the rear.

BEDROOM

with glazed window to the rear.

ON THE SECOND FLOOR**LANDING**

doors to adjoining rooms.

PRINCIPAL BEDROOM

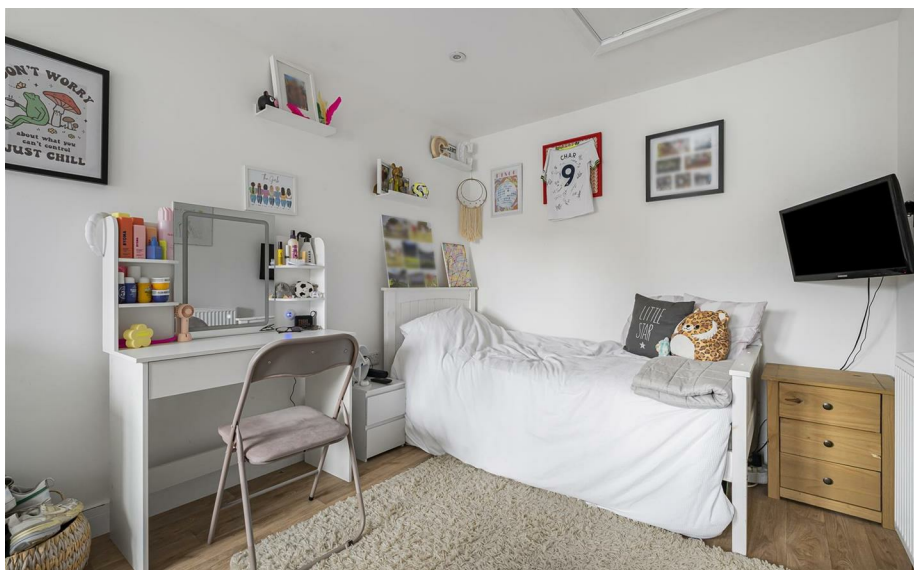
with glazed window to the rear, door to airing cupboard.


BATHROOM

pedestal wash hand basin, shower unit, low level w.c., panelled bath with shower attachment, heated towel rail, Velux window.

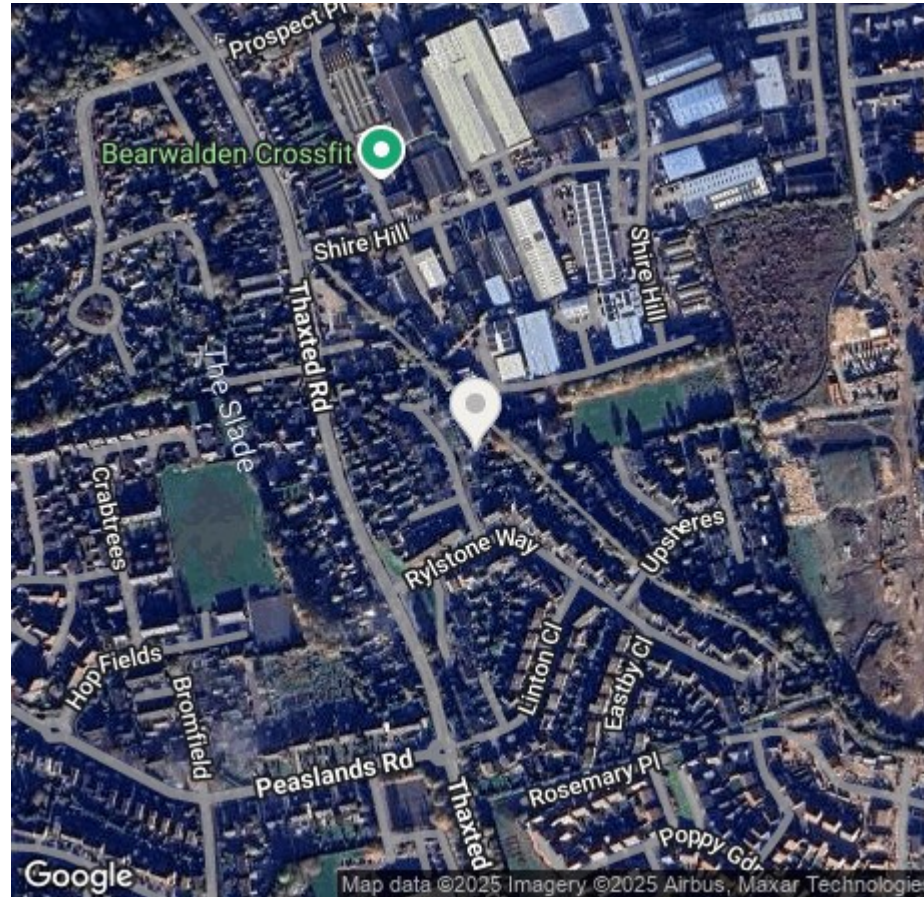
OUTSIDE

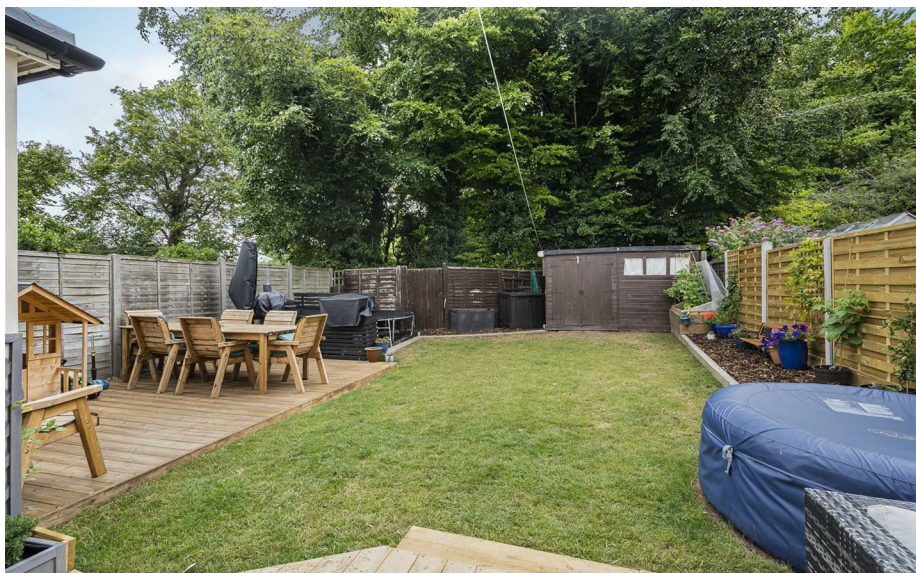
To the outside of the property there is a block paved driveway providing off-street parking for several vehicles, gated side access leading round to the rear garden, two raised decking areas perfect for al fresco entertaining. The remainder of the garden is predominantly laid to lawn, shed at the rear of the garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford



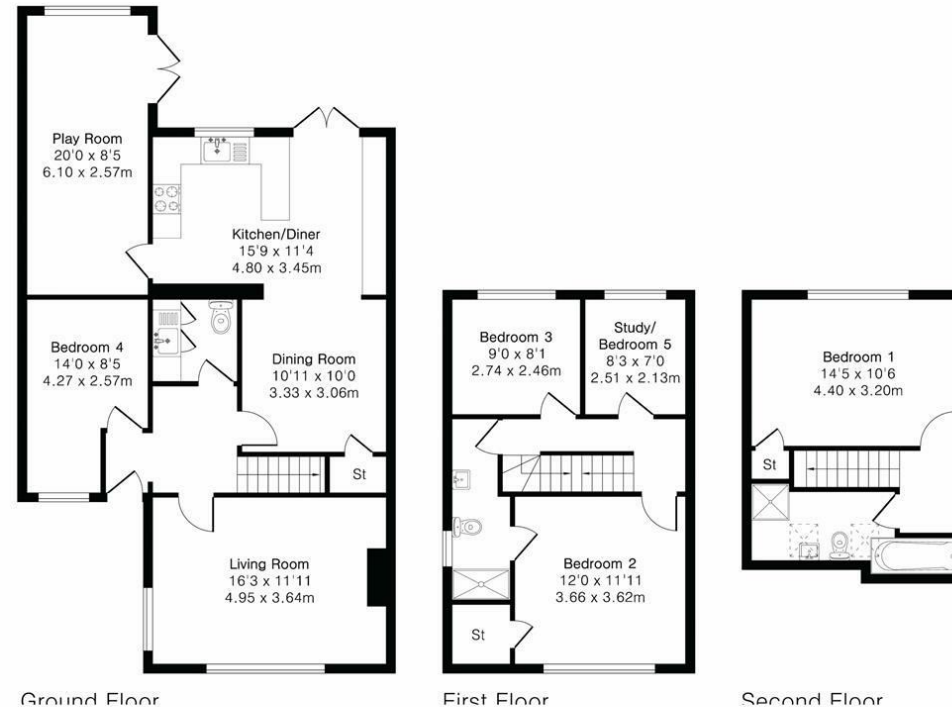


Approximate Gross Internal Area 1618 sq ft - 150 sq m

Ground Floor Area 910 sq ft – 85 sq m

First Floor Area 424 sq ft – 39 sq m

Second Floor Area 284 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



PROTECTED

CHEFFINS