



Mapletoft Avenue, Saffron Walden, CB10 2GX

CHEFFINS

Mapletoft Avenue

Saffron Walden,
CB10 2GX

- Three bedrooms
- Garage and driveway parking
- Private rear garden
- Stylish accommodation
- Principle bedroom with en-suite
- Popular development

A stylish and beautifully appointed semi-detached home situated in a popular position within the development. Providing bright and well proportioned living accommodation throughout, the property also enjoys a private rear garden together with garage and ample driveway parking.

3 2 1

Guide Price £450,000





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

Entrance door, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

LIVING ROOM

Double glazed bay window to the front aspect.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, conventional oven, four ring induction hob with extractor hood over, integrated fridge and freezer and space for washing machine. Double glazed patio doors opening to the garden and door to:

CLOAKROOM

Comprising low level WC and wash basin.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, built-in linen cupboard and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, walk-in wardrobe with sliding doors and door to:

EN SUITE

Comprising walk-in shower enclosure, low level WC, ceramic wash basin, heated towel rail and obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden.

BEDROOM 3

Double glazed window to the rear aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC, ceramic wash basin and heated towel rail.

OUTSIDE

The property is approached via a paved walkway leading to the front door with timber framed porch and a lawned garden with flower and shrub borders. There is a driveway providing off-street parking for 2-3

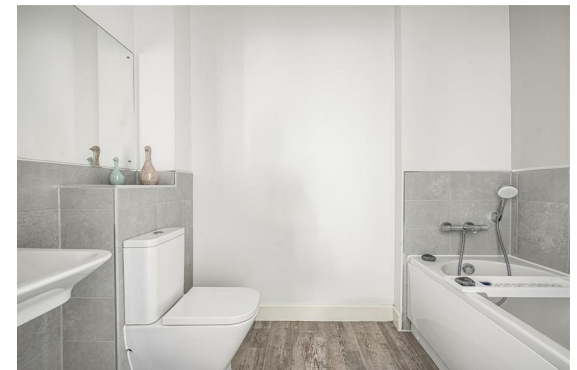
vehicles and access to the garage with up and over door. There is gated side access to a good sized rear garden which is predominantly laid to lawn with flower and shrub beds and paved terrace.

AGENT'S NOTE

There is an annual estate management charge of £121 p.a.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

Approximate Gross Internal Area 934 sq ft - 87 sq m (Excluding Garage)

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 462 sq ft – 43 sq m

Garage Area 237 sq ft – 22 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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CHEFFINS

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.