



Strachey Close, Saffron Walden, CB10 2GN

**CHEFFINS**

## Strachey Close

Saffron Walden,  
CB10 2GN

- Extended 3 bedroom home
- Tucked away location
- Stunning kitchen/dining/family room
- Bathroom and en suite to principal bedroom
- Low maintenance rear garden
- Ample off street parking

An extended 3-bedroom home situated in a popular residential location with a pleasant green aspect to the front elevation. The property offers bright and beautifully presented accommodation, together with a low maintenance rear garden and ample off street parking.

3 2 3

**Guide Price £500,000**





## 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 with inset glass panels, doors to adjoining rooms and stairs rising to the first floor with storage cupboard underneath.

### OFFICE

Window to the front aspect, fitted storage cupboard.

### CLOAKROOM

Comprising pedestal wash basin, low level WC.

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over, Neff double oven with plate warmer, full length fridge and freezer, coffee machine, sink with mixer tap, integrated dishwasher, central island with induction hob with overhead extractor. Opening into the dining area with aluminium bi-folding doors to the rear garden with an additional skylight, external side door and opening into:-

### FAMILY ROOM

Glazed window to the front aspect and door leading into:-

## UTILITY ROOM

Fitted with base and eye level units, space and plumbing for a washing machine, loft access and partially glazed door leading into the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, loft access and door to airing cupboard.

### BEDROOM 1

Window to the front aspect, fitted wardrobes, door to:-

### EN SUITE

Comprising pedestal wash basin, low level WC and shower unit.

### BEDROOM 2

Dual aspect with windows to the front and rear, loft access.

### BEDROOM 3

Window to the rear aspect and currently used as a dressing room with fitted wardrobes, shelving and drawers.

### BATHROOM

Comprising pedestal wash basin, low level WC, panel bath with shower above, tiled walls and obscure glazed window to the rear.

## OUTSIDE

To the front of the property is a block paved driveway providing ample off-street parking underneath cart lodge. To the rear of the property is a block paved Indian sandstone terrace area, perfect for alfresco entertaining with mature beds bordering.

## VIEWINGS

By appointment through the Agents.







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Guide Price £500,000

Tenure - Freehold

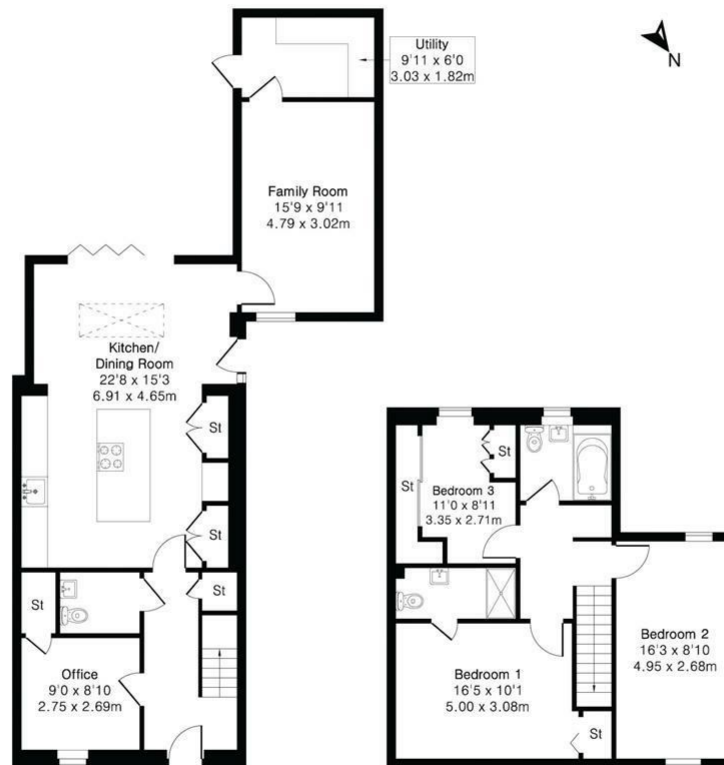
Council Tax Band - E

Local Authority - Uttlesford

**Approximate Gross Internal Area 1366 sq ft - 127 sq m**

Ground Floor Area 806 sq ft - 75 sq m

First Floor Area 560 sq ft - 52 sq m



Ground Floor

First Floor

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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