



Clay Pit Piece, Saffron Walden, CB11 4DR

**CHEFFINS**

# Clay Pit Piece

Saffron Walden,  
CB11 4DR

- Tucked-away position
- Good sized, south facing plot
- Spacious reception room
- Three bedrooms
- Garage & off-street parking
- Popular residential location

An extended, semi-detached house set in a tucked-away location within a no-through road. The property enjoys a large reception room, a generous south facing plot and adjoining garage and parking.



**Guide Price £385,000**





## 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

Decorative glazed entrance door and window to the front aspect, staircase rising to the first floor and obscure glazed door to:

### SITTING/DINING ROOM

A spacious, open plan reception room providing a versatile living space. A pair of windows providing a good degree of natural light and views to the garden and terrace and obscure double glazed door providing access to the terrace and garden.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, oven, space for fridge freezer, wall-mounted Vaillant gas boiler and double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

Double glazed window to the front aspect and doors to adjoining rooms.

### BEDROOM 1

A pair of windows to the rear aspect and free standing wardrobes and bedside cabinets.

### BEDROOM 2

A pair of double glazed windows to the rear aspect and free standing wardrobes and bedside cabinets.

### BEDROOM 3

Double glazed window to the front aspect and built-in airing cupboard.

### BATHROOM

Comprising panelled bath with independent shower over, wash basin, WC and obscure double glazed window.

### OUTSIDE

The property is set in a tucked-away location, enjoying a generous plot. To the front of the property is a driveway providing off-street parking and large lawned garden with flower and shrub borders, also providing scope for additional off-street parking. To the side of the property is a paved storage area with a large timber shed with power and light connected. To the rear of the property is a lawned garden with adjoining paved terrace and gated access to the path. Adjoining the rear of the garden is a garage access via an obscure double glazed personal door, with an up and over door for vehicular access and off-street parking in front. The garage offers huge scope for conversion to a home office,

studio or gym, dependent on needs and relevant approval.

### AGENT'S NOTES

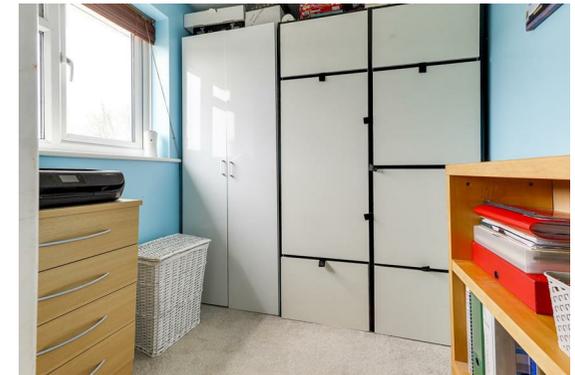
- Tenure - Freehold
- Council Tax Band - C
- Property Type - Semi-Detached House
- Property Construction - Standard
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 862.40 sqft
- Parking - Garage and off-street parking

### UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Mains gas
- Broadband - FTTP
- Mobile Signal/Coverage - OK

### VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area  
 80.12 sq m / 862.40 sq ft  
 (Excludes Garage)  
 Garage Area 12.50 sq m / 134.54 sq ft

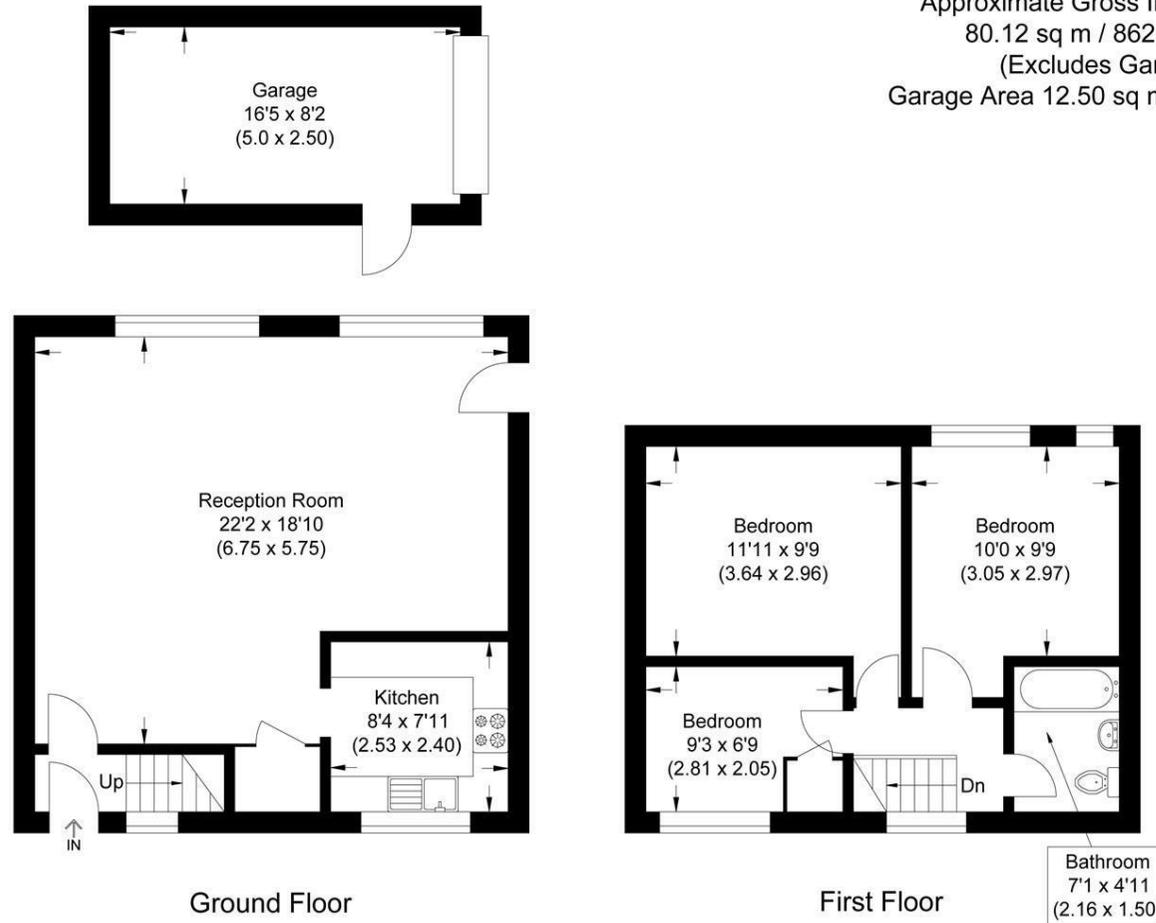


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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 £385,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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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.