

Campling Street, Saffron Walden, CB10 2PT

CHEFFINS

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Campling Street

Saffron Walden,
CB10 2PT

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Guide Price £795,000



- Double fronted detached home
- Well-proportioned accommodation
- 34ft Kitchen/breakfast/living room
- Five bedrooms
- Two en suites and family bathroom
- South facing garden
- Double garage

A newly constructed, double fronted, five bedroom house enjoying accommodation over two floors, together with a good sized, south facing garden, ample off-street parking and an oversized garage.















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
Obscure glazed entrance door with adjoining full height obscure glazed panels. A spacious and welcoming entrance hall with staircase rising to the first floor and understairs storage cupboard.

SITTING ROOM
A dual aspect room with windows to the front and side aspects with fitted shutters.

STUDY
A dual aspect room with windows to the front and side aspects with fitted shutters.

CLOAKROOM
Comprising low level WC and wash basin.

KITCHEN/BREAKFAST/LIVING ROOM
Providing a contemporary living space with a pair of windows and glazed doors providing views and access to the south facing garden. The kitchen comprises an extensive range of base and eye level units with granite worktop space, gas hob with double oven below, sink unit, integrated fridge freezer and dishwasher.

UTILITY ROOM
Fitted with a matching range of base and eye level units with worktop space over, sink unit, integrated washer/dryer and space for freezer. Glazed door providing access to the outdoor space and driveway.

FIRST FLOOR

LANDING
Doors to adjoining rooms and airing cupboard housing the hot water cylinder.

BEDROOM 1
Window to the rear aspect with fitted shutters overlooking the garden. Door to:

EN SUITE
Comprising large shower enclosure, wash basin, WC and obscure glazed window.

BEDROOM 2
Window to the front aspect with fitted shutters. Door:

EN SUITE
Comprising large shower enclosure, wash basin, WC and obscure glazed window.

BEDROOM 3
Window to the rear aspect with fitted shutters overlooking the garden.

BEDROOM 4
Window to the front aspect with fitted shutters.

BEDROOM 5
Window to the rear aspect with fitted shutters overlooking the garden.

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

OUTSIDE
To the side of the property is a driveway, in turn leading to the garage providing off street parking for up to 4 vehicles. The south facing rear garden is laid to lawn with raised beds and a large paved terrace providing an al fresco entertaining space, including a pergola area. There is gated access to the driveway.

GARAGE
Up and over door, extensive eaves storage space, power and lighting connected. The garage offers huge scope and opportunity for full or part conversion to a home office/studio, dependent upon needs and relevant approval.

AGENT'S NOTE
There is an Estate Management charge of £106.82 p.a.

VIEWINGS
By appointment through the Agents.





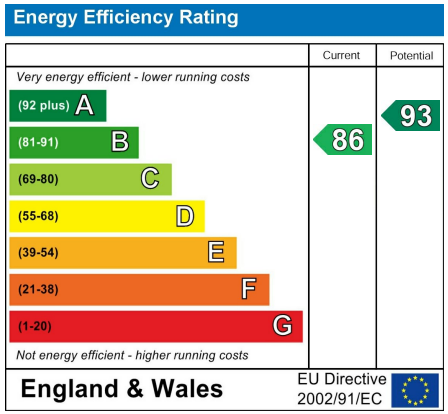




















Guide Price £795,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Uttlesford



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Approximate Gross Internal Area
170.60 sq m / 1836.32 sq ft
(Excludes Garage)
Garage Area 43.97 sq m / 473.28 sq ft

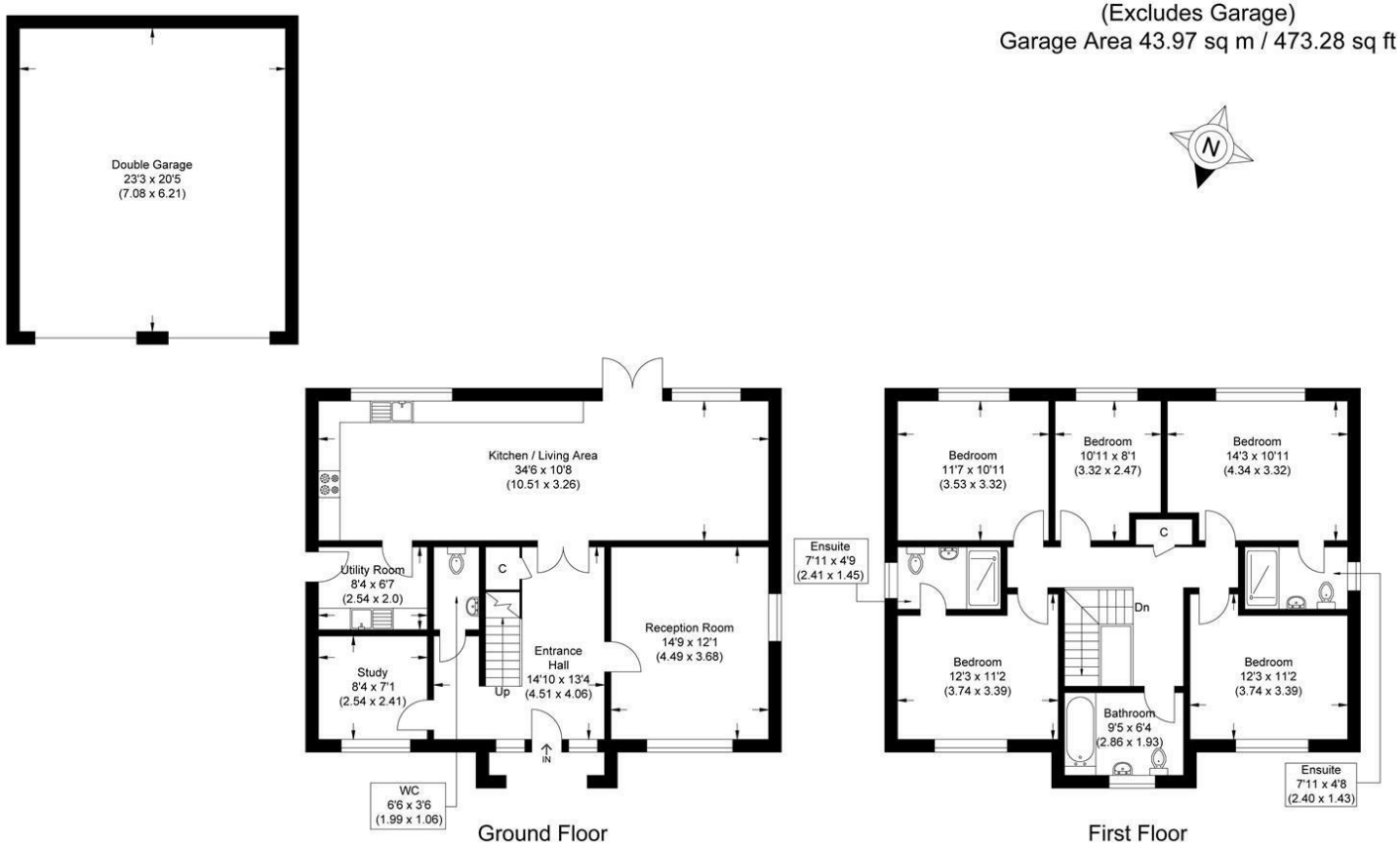


Illustration for identification purposes only, measurements are approximate, not to scale.

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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.