



Cromwell Road, Saffron Walden, CB11 4BE

CHEFFINS

Cromwell Road

Saffron Walden,
CB11 4BE

A three bedroom house which has been refurbished and extended to provide well presented accommodation together with an impressive kitchen/breakfast room. The property is set in a popular location conveniently located for the local amenities and schools.

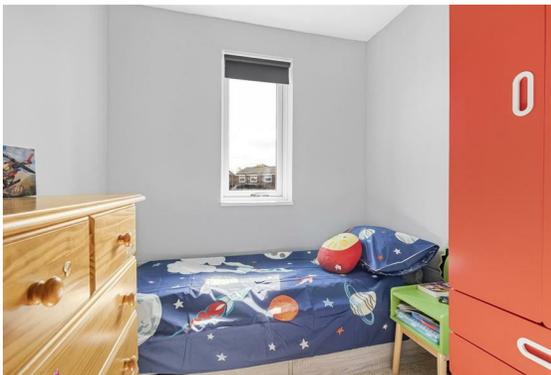
LOCATION

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.

3 1 2

Guide Price £365,000





GROUND FLOOR

ENTRANCE HALL

Entrance door and obscure double glazed window, wall mounted Worcester boiler, glazed door to:-

LIVING/DINING ROOM

A well proportioned room with staircase rising to first floor with understairs storage cupboard, a pair of double glazed windows to the front providing a good degree of natural light, glazed door to:-

KITCHEN/BREAKFAST ROOM

An extended kitchen providing a contemporary living space which comprises an extensive range of base and eye level units with worktop space over together with induction hob, sink unit, space for dishwasher, washing machine and three quarter height fridge and freezer. A pair of double glazed doors provide direct access onto the decked terrace and views of the garden beyond along with a pair of Velux skylights providing additional natural light.

CLOAKROOM

Comprising low level WC and wash basin.

FIRST FLOOR

LANDING

Doors to adjoining rooms and airing cupboard.

BEDROOM 1

Wide double glazed window to the front aspect.

BEDROOM 2

A pair of double glazed windows to the rear aspect.

BEDROOM 3

Double glazed window to the front aspect.

BATHROOM

Refitted suite comprising panelled bath with independent shower over, vanity wash basin, WC with hidden cistern, tiled walls and flooring, heated towel rail and obscure double glazed window.

OUTSIDE

To the front of the property is a driveway providing off-street parking and to the rear is a composite decked terrace providing an outdoor entertaining space, in turn leading to a lawned garden with gated access to the rear.

GARAGE EN BLOC

With an up and over door.

VIEWINGS

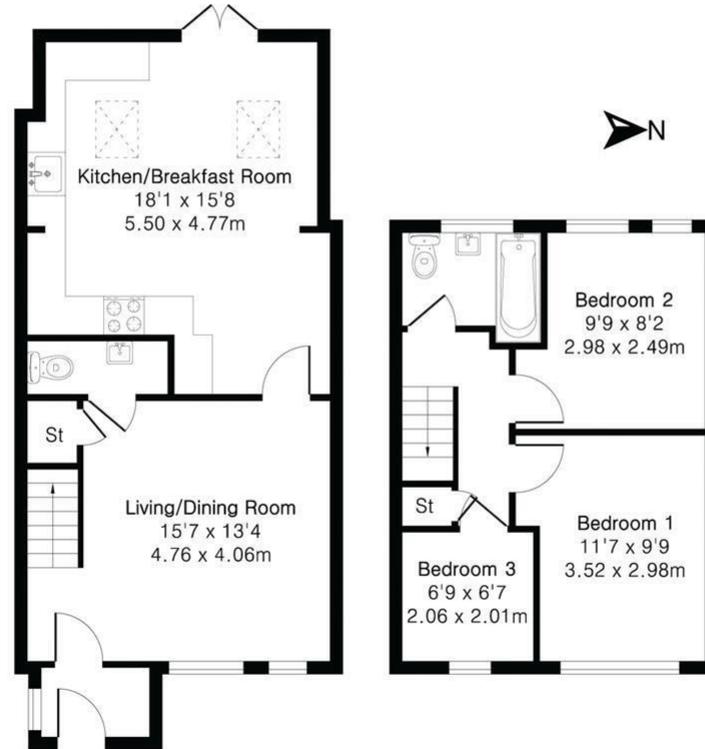
By appointment through the Agents.



Approximate Gross Internal Area 848 sq ft - 79 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 342 sq ft – 32 sq m



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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 £365,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

