



Ross Close, Saffron Walden, CB11 4AY

**CHEFFINS**

## Ross Close

Saffron Walden,  
CB11 4AY

- Extended, semi-detached home
- Accommodation over three floors
- Well-appointed kitchen/dining room
- Spacious reception rooms
- Principal bedroom with en suite WC
- Private garden & off-street parking

An extended four bedroom home situated in a popular residential location. The property offers bright and well presented accommodation, together with a driveway and private rear garden.

4 1 2

**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, stairs rising to the first floor and doors to adjoining rooms.

### SITTING ROOM

Window to the front aspect and opening into:-

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, electric double oven, induction hob with overhead extractor, space for a fridge freezer, integrated dishwasher, window to the rear together with a door providing access to the garden. Doorway to:-

### UTILITY ROOM

Fitted with base and eye level units with worktop over, space and plumbing for a washing machine, window to the rear aspect together with door to the side aspect.

### OFFICE

A room enhanced with a lantern window.

## FIRST FLOOR

## LANDING

Window to the side aspect, doors to adjoining rooms and stairs rising to the second floor.

### BEDROOM 2

Window to the rear aspect.

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Window to the front aspect.

## SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower unit with dual head attachment, heated towel rail and obscure glazed window to the rear aspect.

## SECOND FLOOR

## LANDING

Door to:-

### BEDROOM 1

Velux windows to the front and back provide a good degree of natural light, eaves storage with hanging rail.

## EN SUITE WC

Comprising ceramic wash basin and low level WC, recess storage space and Velux window.

## OUTSIDE

To the front of the property is a driveway providing off-street parking with an adjoining lawned front garden. The rear features an Indian sandstone paved terrace area with steps leading to the remainder of the garden which is mainly laid to lawn with beds bordering together with a shed.

## GARAGE/STORAGE

The garage has been part-converted to provide the office and utility area for the property. The remainder provides a useful storage area, fitted with an up and over door with lighting connected.

## VIEWINGS

By appointment through the Agents.







## Approximate Gross Internal Area 1324 sq ft - 123 sq m

Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 434 sq ft – 40 sq m

Second Floor Area 227 sq ft – 21 sq m

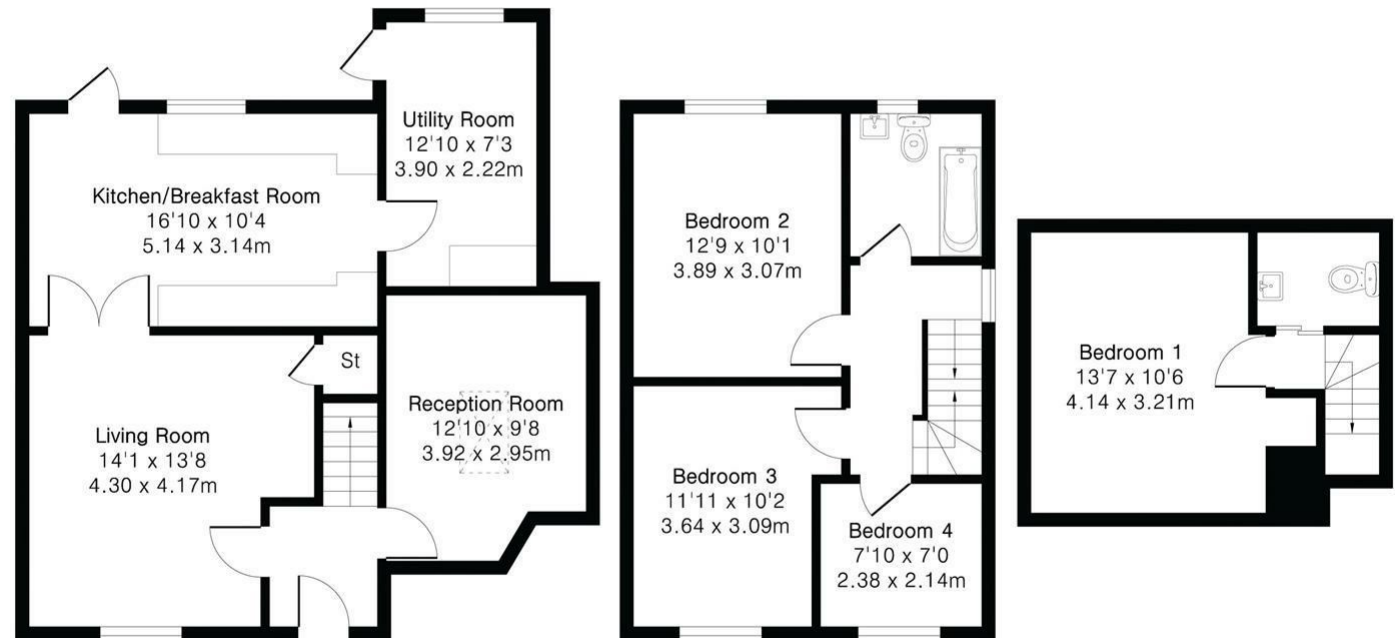
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 £450,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford



Ground Floor

First Floor

Second 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.