



West Road

Saffron Walden, CB11 3DE

An attractive period-style three storey townhouse in a sought-after location within the town. The property offers versatile and well-proportioned accommodation throughout with private rear garden and further provision of two allocated parking spaces.

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.



Offers In Excess Of £390,000



CHEFFINS













GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door with stained glass panel and doors to adjoining rooms. Staircase rising to the first floor.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, four ring gas hob with extractor fan over, built-in oven, integrated fridge freezer, free standing dishwasher and washing machine. Double glazed windows to the front aspect.

CLOAKROOM

Comprising low level WC and ceramic wash basin with tiled splashback and tiled flooring.

SITTING ROOM

Double glazed French doors opening to the garden and useful understairs storage cupboard.

FIRST FLOOR

LANDING

Doors to adjoining rooms and staircase rising to the second floor.

BEDROOM 2

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

BEDROOM 3

Double glazed window to the rear aspect and built-in wardrobe.

BATHROOM

Comprising low level WC, ceramic wash basin, panelled bath with shower over, part tiled walls and tiled flooring. Built-in airing cupboard with slatted shelving and obscure double glazed window to the rear aspect.

SECOND FLOOR

BEDROOM 1

Velux windows to two aspects providing a good degree of natural light. Built-in wardrobe and eaves storage cupboards.

OUTSIDE

The property is located in sought-after location, approached via a wrought iron gate, in turn leading to steps up to the entrance door. The rear garden is predominantly laid to lawn with flower and shrub borders and pedestrian access to the rear. The property benefits from allocated car port parking to the rear and a further parking space in the underground car park.

AGENT'S NOTES

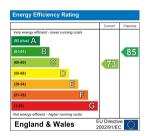
There is an Estate Management charge of £720 p.a.

VIEWINGS

By appointment through the Agents.







Offers In Excess Of £390,000 Tenure - Freehold Council Tax Band - D Local Authority - Uttlesford

Approximate Gross Internal Area 92.06 sq m / 990.92 sq ft (Excludes Eaves)

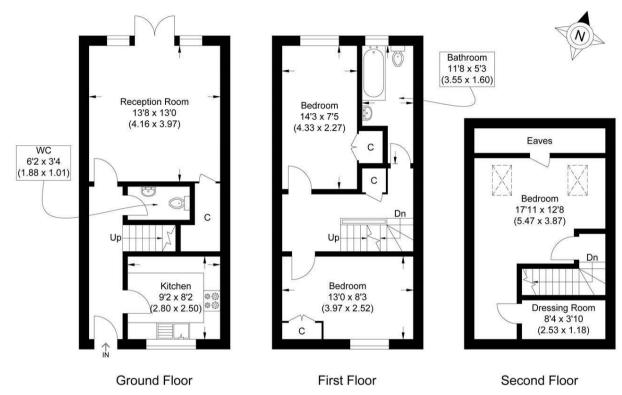


Illustration for identification purposes only, measurements are approximate, not to scale.

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.





