



Fair Leas, Saffron Walden, CB10 2DR

**CHEFFINS**



## Fair Leas

Saffron Walden,  
CB10 2DR

- Generous Plot
- Well-proportioned accommodation
- Private rear garden
- Scope for enlargement
- Offered chain free

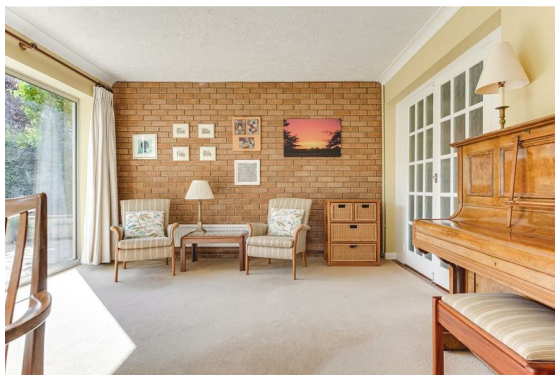
An extended detached house set in a quiet cul-de-sac. The property has been extended to offer well-proportioned accommodation together with a good size private garden and scope for further enlargement, subject to needs and relevant planning approval. Offered chain free.

4 2 2

**Guide Price £585,000**







## 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

Hardwood glazed entrance door with porch over and staircase rising to the first floor with understairs storage cupboard.

### SITTING ROOM

A dual aspect room with a wide double glazed window to the front and a further double glazed window to the side, sandstone fireplace with inset electric fire, glazed door leading to the breakfast room with a further pair of glazed doors leading to:-

### DINING ROOM

A versatile multi purpose dual aspect room featuring double glazed sliding patio doors at the rear which provide a good degree of natural light and direct access to the terrace and garden, plus an additional double glazed window on the side.

### KITCHEN/BREAKFAST ROOM

The kitchen is fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, gas hob, built-in double oven, free-standing dishwasher and fridge, two built-in storage cupboards, double glazed window to the rear aspect enjoying views over the garden and door providing access to the adjoining garage with a further door returning to the hall.

### CLOAKROOM

Comprising vanity wash basin, low level WC and high level obscure double glazed window.

## FIRST FLOOR

### LANDING

Obscure double glazed window to the side aspect and access to loft space.

### BEDROOM 1

Double glazed window to the rear aspect enjoying views over the garden and built-in wardrobes, door to:-

### EN SUITE

A suite comprising a large shower enclosure, WC with hidden cistern, vanity wash basin, heated towel rail and obscure double glazed window.

### BEDROOM 2

A wide double glazed window to the front aspect enjoying a pleasant outlook with partial views of the nearby countryside and woodland, fitted wardrobes and cupboards.

### BEDROOM 3

A wide double glazed window to the side aspect and a fitted desk area.

### BEDROOM 4

Double glazed window to the front aspect with a pleasant outlook.

### BATHROOM

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

### OUTSIDE

The property is located at the end of a no-through road, enjoying a spacious corner

plot. It features a block-paved driveway for off-street parking, leading to an adjoining garage. The front lawn and pathway lead to a secluded rear garden, which includes a paved terrace, well-maintained lawns, paved pathways, ornamental pond and mature hedging and trees for added privacy.

### GARAGE

A double length garage which is accessed via the driveway and fitted with an up and over door, power and lighting connected. To the rear of the garage is a utility area with wall mounted Worcester boiler, worktop space with free-standing washing machine and tumble dryer below and an obscure glazed window and obscure door providing access to the outdoor space.

The garage area offers huge potential to further enlarge the property, subject to needs and relevant planning approval.

### VIEWINGS

By appointment through the Agents.









| 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 |                         |           |
|                                             | 60                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £585,000

Tenure - Freehold

Council Tax Band - E

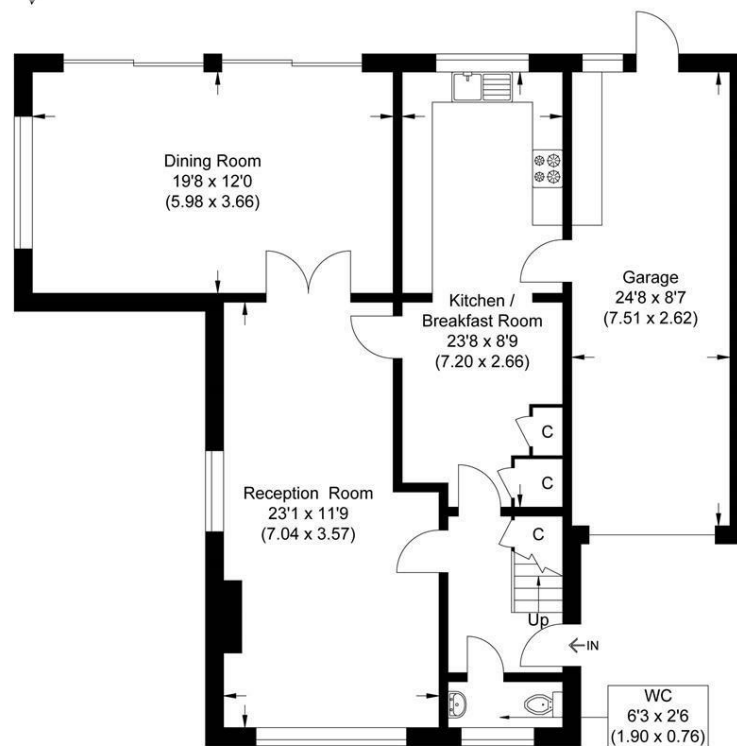
Local Authority - Uttlesford

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>.

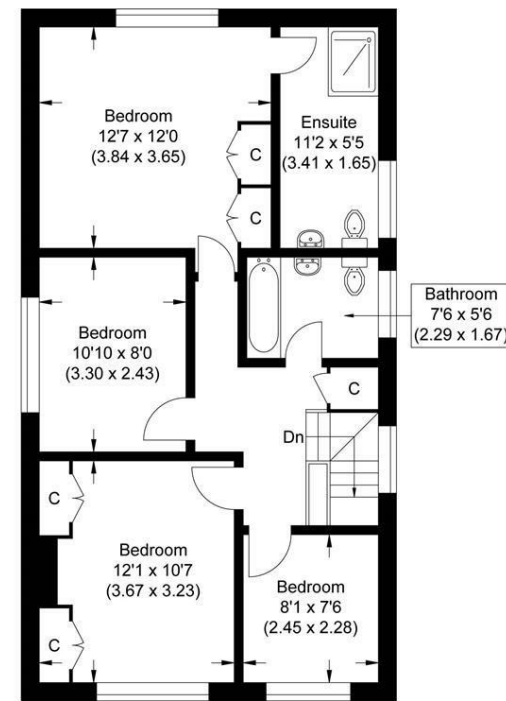
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.



Ground Floor

Approximate Gross Internal Area  
154.36 sq m / 1661.51 sq ft  
(Includes Garage)  
Garage Area 19.68 sq m / 211.83 sq ft



First Floor

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

