



Hawkins Place, Saffron Walden, CB10 2GW

CHEFFINS

Hawkins Place

Saffron Walden,
CB10 2GW

- Modern detached home
- Well-appointed kitchen/dining room
- Four bedrooms
- En suite and family bathroom
- Enclosed garden
- Driveway and garage

An attractive four bedroom detached property situated in a popular residential location. The property offers beautifully presented and well-proportioned accommodation throughout, together with a private garden, garage and driveway.

4 2 2

Guide Price £565,000





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, doors to adjoining rooms and stairs rising to the first floor with understairs storage cupboard.

LIVING ROOM

Dual aspect with a window to the front and a bay window to the side.

CLOAKROOM

Comprising ceramic wash basin with mixer tap and splashback tiles, low level WC.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over, integrated fridge freezer, Bosch double oven with four ring induction hob and overhead extractor, sink unit with mixer tap and dishwasher, window to the front along with sliding doors leading directly into the garden, opening into:-

UTILITY ROOM

Built-in cupboard housing the gas fired boiler, spaces and plumbing for washing machine and tumble dryer with worktop over.

FIRST FLOOR

BEDROOM 1

Window to the side aspect, fitted wardrobes and door to:-

EN SUITE

Comprising ceramic wash basin with mixer tap, low level WC, shower enclosure, part-tiled walls, heated towel rail and obscure glazed window to the rear aspect.

LANDING

Doors to airing cupboard and adjoining rooms, access to loft space.

BEDROOM 2

Window to the side aspect,

BEDROOM 3

Window to the front aspect

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising a suite of ceramic wash basin with mixer tap, low level WC, panel bath with shower attachment, walk-in shower enclosure, part-tiled walls and heated towel rail, obscure glazed window to the front aspect.

OUTSIDE

A paved pathway guides you to a canopy porch and front door, flanked either side by lawns and shrubs. A brick wall and tarmac driveway lead to a detached garage providing parking for several vehicles with the addition of a Tesla charging point. Gated side access reveals a garden mostly laid to lawn and featuring a block-paved terrace ideal for al fresco entertaining.

DETACHED GARAGE

Fitted with an up and over door. Power and lighting with the addition of useful eaves storage above.

AGENT'S NOTES

There is an annual Estate Management Charge of £120.90 per annum.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(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	

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Tenure - Freehold

Council Tax Band - E

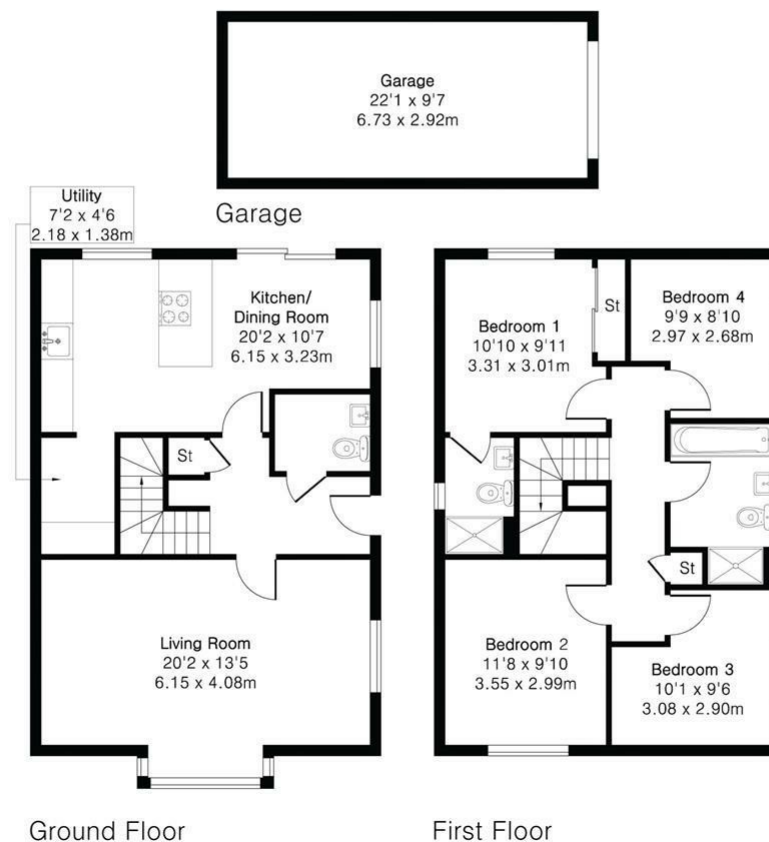
Local Authority - Uttlesford

Approximate Gross Internal Area 1216 sq ft - 113 sq m (Excluding Garage)

Ground Floor Area 615 sq ft - 57 sq m

First Floor Area 601 sq ft - 56 sq m

Garage Area 212 sq ft - 20 sq m



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.



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