



Thaxted Road, Saffron Walden, CB11 3BJ

**CHEFFINS**

## Thaxted Road

Saffron Walden,  
CB11 3BJ

5 3 4

**Guide Price £750,000**

- Extended five bedroom home
- Stunning kitchen/dining/family room with French doors to the garden
- Sitting room with woodburning stove
- Well proportioned accommodation and beautiful presentation throughout
- Bathroom and two shower rooms
- Landscaped rear garden

A stylish five-bedroom home offering beautifully presented and spacious accommodation throughout. Featuring a stunning open plan kitchen/dining/family room which combines modern living with elegant design, together with a landscaped garden perfect for al fresco entertaining.





## 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, window to the side aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

### DINING ROOM

Feature fireplace, opening to the kitchen and glazed doors to:

### SITTING ROOM

Window to the front aspect and feature fireplace with wood burning stove.

### KITCHEN

Fitted with a range of base and eye level units with worktop, Smeg range cooker with extractor hood over, central island with granite worktop and breakfast bar, two stainless steel sinks, integrated dishwasher, undercounter fridge, space for American style fridge freezer and air conditioning. Doors to adjoining rooms and opening to:

### FAMILY ROOM

Windows and French doors to the rear aspect and Velux windows providing a good degree of natural light, air conditioning and bespoke fitted cabinetry.

### UTILITY ROOM

Fitted with base and eye level units with worktop and sink, space and plumbing for washing machine and tumble dryer and space for additional freezer. Part-obscure glazed external door to the side.

## INNER HALL

Doors to adjoining rooms.

### SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual shower heads and obscure glazed window to the front aspect.

### PLAYROOM

Glazed French doors to the rear aspect.

## FIRST FLOOR

### LANDING

Window to the side aspect, access to the loft space and doors to adjoining rooms.

### BEDROOM 1

Window to the front aspect, fitted wardrobe, air conditioning and door to:

### EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure with dual shower heads and heated towel rail.

### BEDROOM

Window to the front aspect.

### BEDROOM

Window to the side aspect.

### BATHROOM

Comprising ceramic wash basin, roll-top bath with shower attachment and independent shower over, high level WC and heated towel rail.

## BEDROOM

Window to the rear aspect.

## BEDROOM

Window to the rear aspect.

## OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles. The rear garden has a raised decking area for al fresco entertaining and a thatched Tiki/pergola with fitted seating, power and lighting. In addition, there is a central lawn with colourful flowerbeds bordering and a paved terrace with palm tree and studio/workshop. To the side of the property is a courtyard with shed and log store.

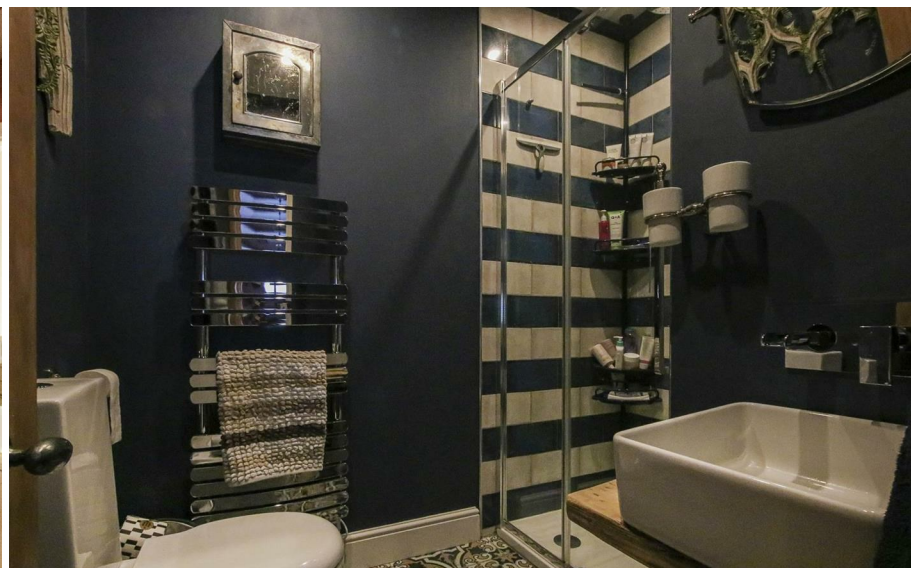
## STUDIO/WORKSHOP

Divided into two areas. The studio to the left hand side has glazed French doors and windows looking back towards the house, power and lighting connected. The workshop to the right hand side is accessed via a pair of timber doors, with power and light connected.

## VIEWINGS

By appointment through the Agents.





| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 74                         | 83                                                                                |
| (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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £750,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – Uttlesford





Approximate Gross Internal Area = 1942 sq ft / 180.5 sq m  
 Garden Room = 132 sq ft / 12.3 sq m  
 Storage = 132 sq ft / 12.3 sq m  
 Total = 2206 sq ft / 205.1 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.

