



Howard Road, Saffron Walden, CB10 2DB

CHEFFINS

Howard Road

Saffron Walden,
CB10 2DB

- Four bedrooms
- Versatile living accommodation
- Tucked away position
- Scope for enlargement STP
- Short walking distance to town centre
- Private rear garden

An established and spacious semi-detached home positioned in a tucked away position within the town. Enjoying bright and versatile living accommodation throughout, the property also benefits from generous rear garden with further scope for enlargement STP.

4 2 2

Guide Price £400,000





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

Obscure double glazed entrance door with obscure double glazed window to the front aspect, stairs rising to the first floor and doors to adjoining rooms.

KITCHEN

Fitted with a range of base and eye level units, part-tiled wall, stainless steel sink with mixer tap, space for washing machine, four ring gas hob with conventional oven beneath and splashback tiles, space for free-standing fridge/freezer, double glazed patio doors to the rear aspect overlooking the garden, door to:-

LIVING ROOM

Double glazed window to the front aspect.

BEDROOM 4

Dual aspect with double glazed window to the side and double glazed doors leading directly into the rear garden, door to:-

SHOWER ROOM

Comprising walk-in shower enclosure

with electric shower, ceramic wash basin, part-tiled wall with built-in shelving, low level WC, obscure double glazed window to the front aspect,

FIRST FOOR

LANDING

Double glazed window to the front aspect, built-in storage cupboard with shelving and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect, built-in storage cupboard.

BEDROOM 2

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

BEDROOM 3

Double glazed window to the rear aspect with cupboard over stairwell.

BATHROOM

Comprising ceramic wash basin with splashback tiles, panel bath with electric shower above and part-tiled wall, low level WC, obscure double glazed window to the rear aspect.

OUTSIDE

A paved walkway leads to the front door, bordered by a hedgerow. The garden mainly features lawn, edged with shrubs, flowers and trees, and has gated side access to the south-easterly rear garden which is predominately laid to lawn and includes a gravel area with mature plants, timber fences to both sides, and a storage shed. Stepping stones lead to a decking area with a summer house equipped with window and door to the front aspect along with a power supply, plus spaces for a washing machine, tumble dryer, and freezer.

AGENT'S NOTES

Fourteen solar panels are installed to the rear roof elevation. Excess energy is sold back to the grid via a Feed-In Tariff.

VIEWINGS

By appointment through the Agents.





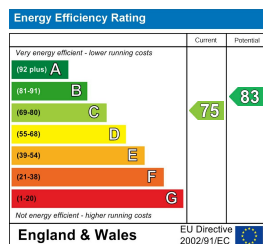
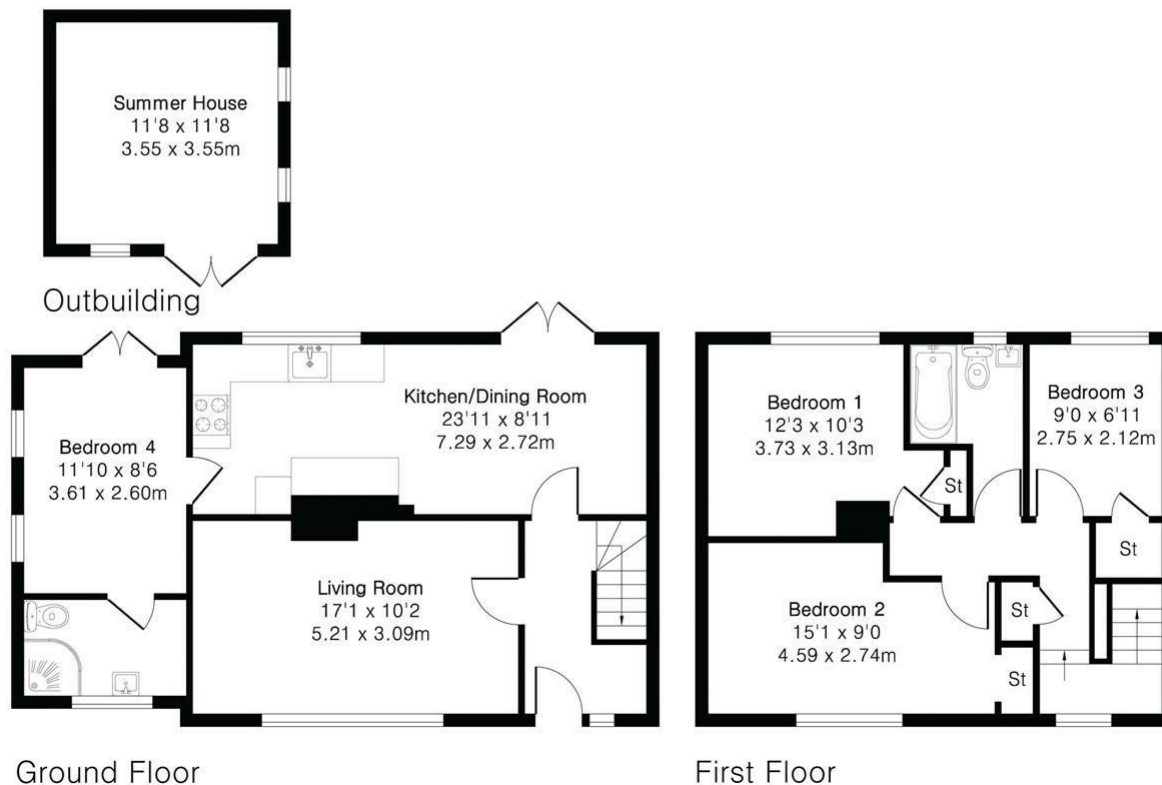


Approximate Gross Internal Area 1076 sq ft - 100 sq m (Excluding Outbuilding)

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 462 sq ft – 43 sq m

Outbuilding Area 136 sq ft – 13 sq m



Guide Price £400,000

Tenure – Freehold

Council Tax Band – C

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.



CHEFFINS