



West Road, Saffron Walden, CB11 3DX



## West Road

Saffron Walden,  
CB11 3DX

- Detached five bedroom home
- No upward chain
- Scope to modernise
- Well proportioned accommodation
- Driveway and garage
- Private rear garden
- Approx 0.16 of an acre plot

A five bedroom chalet style home tucked away in a no through road in one of the town's most favoured residential locations. The property offers bright and substantial accommodation, together with a secluded rear garden, driveway and garage.

5 3 3

**Guide Price £825,000**





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

### SITTING ROOM

A feature red brick fireplace and windows to the front aspect.

### FAMILY/BEDROOM 5

Bay window to the front aspect.

### SHOWER ROOM

Comprising shower enclosure with electric shower, pedestal wash basin, low level WC and heated towel rail.

### STUDY/BEDROOM 6

Window to the rear together with a partially glazed door to the garden.

### BEDROOM 1

Window to the rear aspect, fitted wardrobe and door to:-

### EN SUITE

Comprising ceramic wash basin, low level WC, panelled bath, shower enclosure and window to the rear aspect.

### UTILITY ROOM

Fitted with base and eye level units with worktop over, stainless steel sink,

space and plumbing for a washing machine, wall mounted gas boiler, external glazed door to the rear aspect and door to:-

### KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with worktop over, stainless steel sink, space and plumbing for dishwasher, space for electric cooker with extractor over and space for free-standing fridge freezer. Windows to the side and rear aspects. Door to:-

### DINING ROOM

Window to the front aspect.

### FIRST FLOOR

### LANDING

Doors to adjoining rooms and loft access.

### BEDROOM 2

Window to the front aspect and fitted wardrobes.

### BATHROOM

Comprising pedestal wash basin, panelled bath with overhead shower, low level WC and window to the rear aspect.

### BEDROOM 3

Window to the rear aspect and fitted wardrobes.

### BEDROOM 4

Velux window and useful eaves storage cupboard.

### OUTSIDE

The property is located in a quiet cul-de-sac off West Road, shared by three homes that informally maintain the driveway. A private driveway offers off-street parking for several vehicles and access to the detached garage. The front garden features established trees, hedges and a central lawn. Adjoining the rear of the property is a raised terrace ideal for al fresco entertaining. The rear garden is mostly laid to lawn, with various beds and hedges ensuring a good degree of privacy.

### DETACHED GARAGE

Fitted with an up and over door, power and lighting connected with useful eaves storage space, window to the side aspect and personal door into the garden.

### AGENT'S NOTE

Planning permission has been granted for a chalet style dwelling in the neighbouring garden. Full details can be found on the Uttlesford planning portal under ref: UTT/25/2264/FUL.

### VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



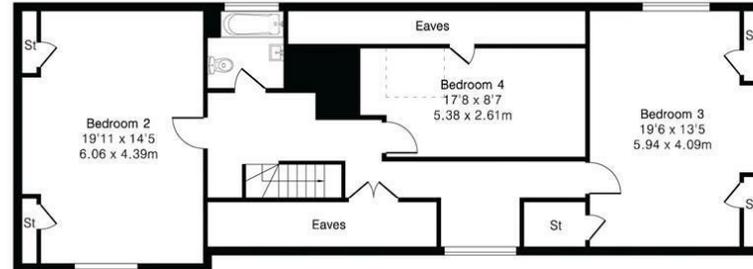
Guide Price £825,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford



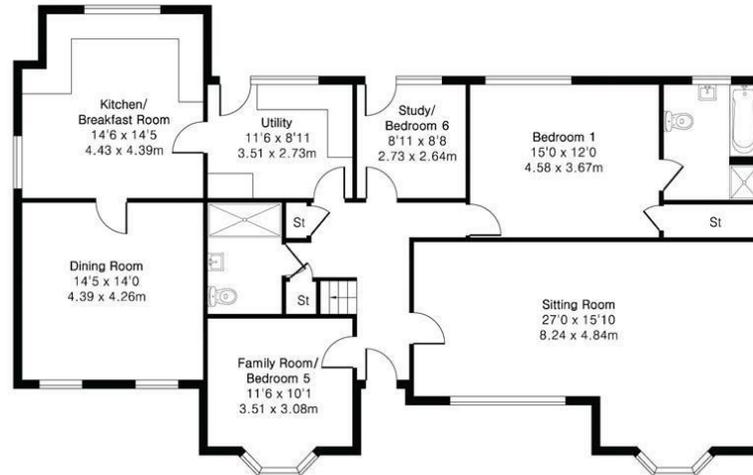
**Approximate Gross Internal Area 2525 sq ft - 234 sq m**

Ground Floor Area 1587 sq ft – 147 sq m

First Floor Area 938 sq ft – 87 sq m



First Floor



Ground Floor

[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.