

Leverett Way, Saffron Walden, CB10 2NG

CHEFFINS

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# Leverett Way

Saffron Walden,
CB10 2NG

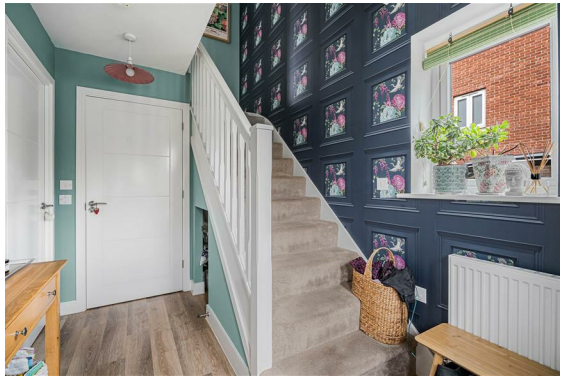
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## Guide Price £500,000

- Well-presented modern town house
- Accommodation over three floors
- Open plan kitchen/dining/sitting room
- Princpal bedroom with en suite
- Private rear garden
- Garage & driveway



A beautifully presented and stylish townhouse, ideally situated within a popular and conveniently located residential development. Arranged over three floors, the property offers versatile and well-proportioned accommodation perfectly suited to modern family living, complemented by a private rear garden, garage, and driveway parking.









## 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 with an obscure glazed panel to one side, window to the side apsect, staircase rising to the first floor with storage cupboard under, further built-in storage cupboard and doors to adjoining rooms.

### KITCHEN/DINING/SITTING ROOM
The kitchen is fitted with a range of base and eye level units with worktop space over, sink unit, oven with four ring gas hob over, integrated fridge freezer, dishwasher and washing machine and window to the front aspect. The living/dining area has French doors with adjoining windows providing views and access to the terrace and garden beyond.

### UTILITY/CLOAKROOM
Comprising low level WC, wash basin and space for a tumble dryer.

## FIRST FLOOR

### LANDING
Two built-in storage cupboards, window to the front aspect, doors to adjoining rooms and door to staircase rising to the second floor.

### BEDROOM 2
Window to the rear aspect.

### BEDROOM 3
Window to the front aspect.

### FAMILY BATHROOM
Comprising bath with shower over, wash basin, low level WC and heated towel rail. Obscure glazed window to the rear aspect.

## SECOND FLOOR

### PRINCPAL BEDROOM
A spacious room, fitted with a range of storage cupboards/wardrobes. Window to the front aspect and Velux window to the rear aspect.

### EN SUITE
Comprising shower enclosure, wash basin, low level WC and Velux window to the rear aspect.

### OUTSIDE
Adjacent to the property is a driveway which provides off-street parking and access to the garage. The rear garden is mainly laid to lawn with well-stocked borders with shrubs and trees and a paved terrace adjoining the rear of the property.

### GARAGE
Up and over door, power and lighting connected.

### AGENT'S NOTE
There is an estate management charge of circa £300 p.a.

### VIEWINGS
By appointment through the Agents.









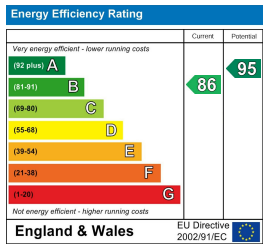













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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

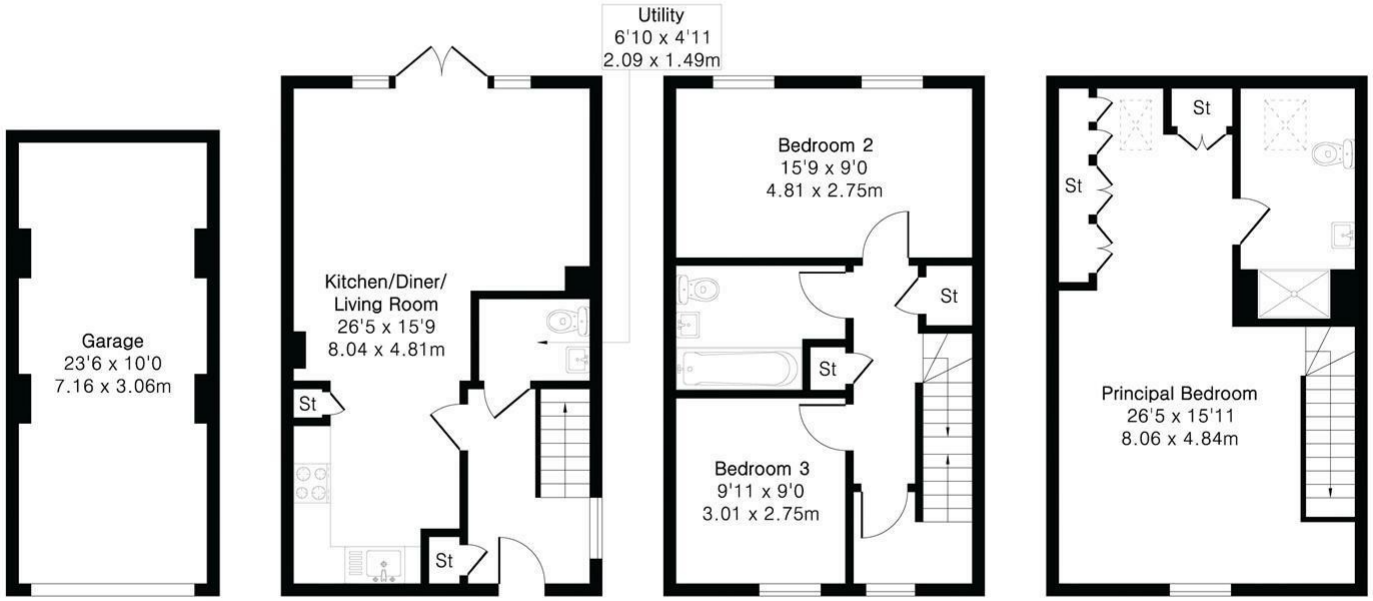
## Approximate Gross Internal Area 1248 sq ft - 117 sq m (Excluding Garage)

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 416 sq ft – 39 sq m

Second Floor Area 416 sq ft – 39 sq m

Garage Area 236 sq ft – 22 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.