



Mill Lane, Saffron Walden, CB10 2AS

CHEFFINS

Mill Lane

Saffron Walden,
CB10 2AS

- Character cottage
- Wealth of character features
- Refitted Kitchen
- Landscaped garden
- Garden office/studio
- Two bedrooms

A charming and recently enhanced two-bedroom cottage situated in a picturesque no-through lane. The property offers beautifully appointed accommodation together with a landscaped garden and versatile garden/studio.



Guide Price £310,000





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 DOOR

Accessed via a covered passage to the side of the property. Opening into:-

KITCHEN

Window to the rear aspect, recently refitted kitchen incorporating a range of base level units, stainless steel sink, four ring Bosch induction hob with extractor hood above and oven beneath, tiled flooring, stairs leading to first floor and space for washing machine, tumble dryer and freestanding fridge freezer. Open doorway into:-

SITTING ROOM

Double glazed window to front aspect, front door leading to Mill Lane, log burner with stone hearth and exposed brickwork.

FIRST FLOOR

LANDING

Doors to adjoining rooms, large storage cupboard housing the boiler.

BEDROOM 1

Double glazed window to the front aspect, feature fireplace with exposed brickwork.

BEDROOM 2

Window to the rear aspect overlooking the garden, exposed brickwork feature, built-in storage cupboard.

BATHROOM

Comprising ceramic wash basin with stainless steel taps and splashback tiles, low level WC, panelled bath with shower attachment above, vanity unit, double glazed obscure window to the front aspect.

OUTSIDE

The front of the property is of a brick elevation with patio steps leading to the front door and a small landscaped garden with part shingle and raised flower bed with shrubs. There is shared gated side access to the rear of the property which is of a flint elevation with timber fencing bordering on both sides, block paved patio and a lovely easterly facing landscape garden, partly laid to lawn

with a range of shrubs, flowers and trees bordering. To the rear of the garden is a garden office/studio.

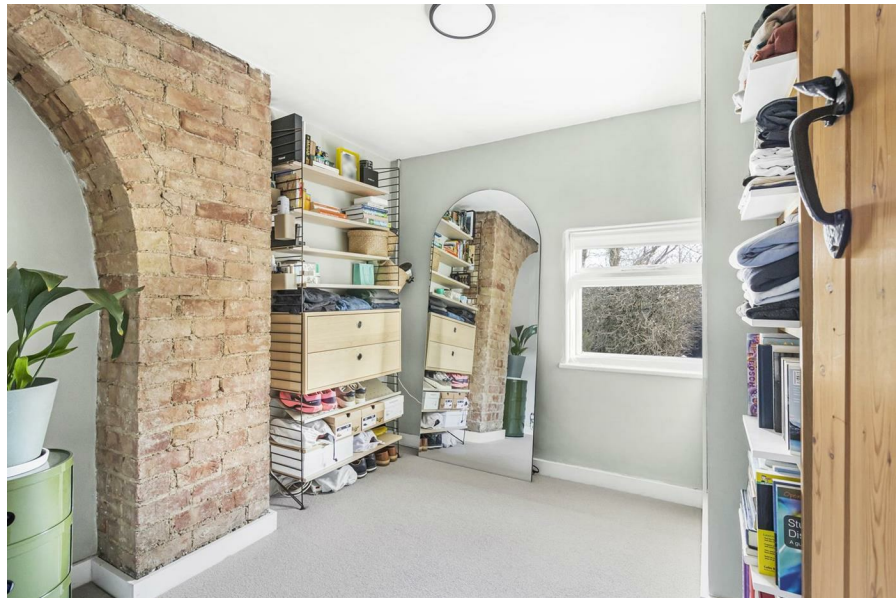
GARDEN OFFICE/STUDIO

An insulated room with window to the front aspect, stained glass door and power connected.

VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area 597 sq ft - 56 sq m

Ground Floor Area 202 sq ft – 19 sq m

First Floor Area 270 sq ft – 25 sq m

Outbuilding Area 125 sq ft – 12 sq m

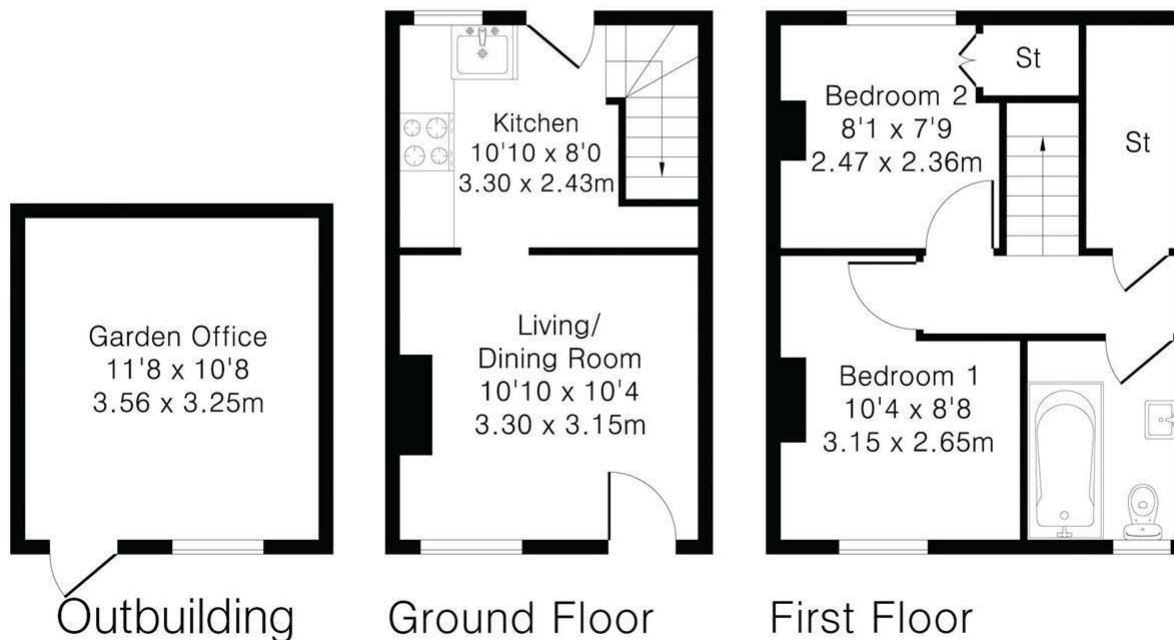
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – C

Local Authority – Uttlesford



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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CHEFFINS

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.