



Gillon Way, Radwinter, CB10 2FU

**CHEFFINS**



## Gillon Way

Radwinter,  
CB10 2FU

- Sitting room with log burner
- Spacious kitchen/dining room
- Five bedrooms
- En suite, shower room and bathroom
- South facing garden
- Garage and off-street parking

An attractive five bedroom, three storey detached home forming part of this small development in the heart of the village. The property enjoys spacious and well-presented accommodation throughout, together with an attractive garden and garaging.

5 3 2

**Guide Price £775,000**





## LOCATION

Radwinter is a charming village with a fine parish church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street, is 7 miles away and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.



## GROUND FLOOR

### ENTRANCE HALL

Glazed entrance door, double glazed window to the front aspect, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

### SITTING ROOM

Double glazed windows to the front and side aspects and feature fireplace with integrated log burner.

### KITCHEN/DINER

The kitchen is fitted with a range of base and eye level units with stainless steel sink, Siemens appliances including five ring induction hob with extractor fan over, double ovens, fridge freezer and integrated dishwasher. Double glazed windows to the front and side aspects. Open plan to the dining area with door to pantry cupboard, double glazed window to the side aspect and bi-folding doors opening to the rear garden.

### CLOAKROOM

Comprising low level WC, ceramic wash basin and obscure double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Airing cupboard and laundry cupboard with space and plumbing for washing machine and tumble dryer. Double glazed window to the rear aspect and staircase rising to the second floor.

### BEDROOM 1

Double glazed French doors opening to a Juliette balcony, opening to dressing rooms area and door to:

### EN SUITE

Suite comprising ceramic wash basin with vanity unit beneath, low level WC, tiled shower enclosure and heated towel rail.

### BEDROOM 2

Double glazed window to the front aspect.

### BEDROOM 5/OFFICE

Double glazed window to the front aspect.

### BATHROOM

Suite comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over, heated towel rail and obscure double glazed windows to the front and side aspects.

## SECOND FLOOR

### LANDING

Double glazed window to the rear aspect and doors to adjoining rooms and storage cupboards.

### BEDROOM 3

Double glazed windows to the front and side aspects.

### BEDROOM 4

Double glazed windows to the side and front aspects.

### SHOWER ROOM

Suite comprising ceramic wash basin with vanity unit beneath, low level WC, tiled shower enclosure and heated towel rail.

### OUTSIDE

The property has a paved driveway providing off-street parking for several vehicles and access to the garage and EV charging point. There is gated side access to the south facing rear garden. Adjoining the rear of the property is a paved terrace with a 4.5m projection awning and mature flower and shrub beds bordering. The garden is predominantly laid to lawn with a further paved terrace area to the rear.

### GARAGE

Up and over door, power and lighting connected and eaves storage space.

### VIEWINGS


By appointment through the Agents.









Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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 2002/91/EC	

Guide Price £775,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford











Illustration for identification purposes only, measurements are approximate, not to scale.

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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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.

