



Gillon Way, Saffron Walden, CB10 2FU

CHEFFINS

Gillon Way

Radwinter, Saffron Walden,
CB10 2FU

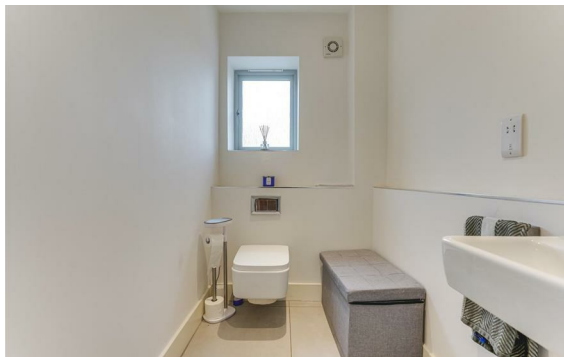
- Beautifully appointed, three storey townhouse
- Sitting room with log burner
- Spacious kitchen/dining room
- Four double bedrooms
- Garage and driveway with EV charging points
- Rear garden backing onto open countryside

A detached, three storey town house forming part of a recently constructed development. The property offers spacious and beautifully presented accommodation and is set in a favoured position with views over the adjoining open countryside.

4 3 2



**Offers In Excess Of
£800,000**



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

A spacious and welcoming entrance hall with obscure glazed entrance door, window to the side aspect and staircase rising to the first floor.

CLOAKROOM

Comprising WC with hidden cistern, wash basin and obscure glazed window.

SITTING ROOM

A well-proportioned room with a large bay window to the front aspect providing a good degree of natural light and two further windows to the front and side aspects. Fireplace with inset log burning stove on a granite hearth.

KITCHEN/DINER

The hub of the house with bi-folding doors opening to the terrace and garden and a contemporary, cylindrical log burning stove. The kitchen comprises a range of base and eye level units with worktop space over, together with a central island with breakfast bar area, sink unit and induction hob, double ovens, integrated fridge freezer and dishwasher, walk-in larder and window to the side aspect.

FIRST FLOOR

LANDING

Staircase rising to the second floor and large, walk-in airing cupboard.

LAUNDRY ROOM

Fitted with a range of base units with worktop space above and sink unit, free standing washing machine and tumble dryer and windows to two aspects.

BEDROOM 1

Glazed doors with adjoining full-height glazed panels opening to a Juliet balcony enjoying views over the garden, countryside and woodland beyond. Walk-in wardrobe and door to:

EN SUITE

Comprising panelled bath, separate shower enclosure, low level WC, vanity wash basin, heated towel rail and skylight.

BEDROOM 2

Large bay window to the front aspect providing a good degree of natural light.

BATHROOM

Comprising panelled bath, separate shower enclosure, low level WC, vanity wash basin, obscure glazed window and skylight.

SECOND FLOOR

LANDING

Window to the side aspect.

BEDROOM 3

A spacious, dual aspect room with views over the surrounding countryside and woodland.

BEDROOM 4

A dual aspect room with elevated views.

SHOWER ROOM

Comprising low level WC, shower enclosure, wash basin and obscure glazed window.

OUTSIDE

The property is located towards the end of this recently constructed development, set in a favourable position backing onto countryside. To the side of the property is a driveway providing off-street parking and access to the garage and EV charging points. A pathway leads to the rear garden which enjoys a large, natural stone terrace with an adjoining lawned area.

GARAGE

Electric up and over door, power and lighting connected, eaves storage space and glazed personal door providing access from the rear terrace.

AGENT'S NOTE

The property is subject to an Estate Management Charge of £247.00 p.a.

VIEWINGS

By appointment through the Agents.





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

Offers In Excess Of £800,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Uttlesford





Approximate Gross Internal Area
192.55 sq m / 2072.59 sq ft
(Excludes Garage)
Garage Area 20.27 sq m / 218.18 sq ft

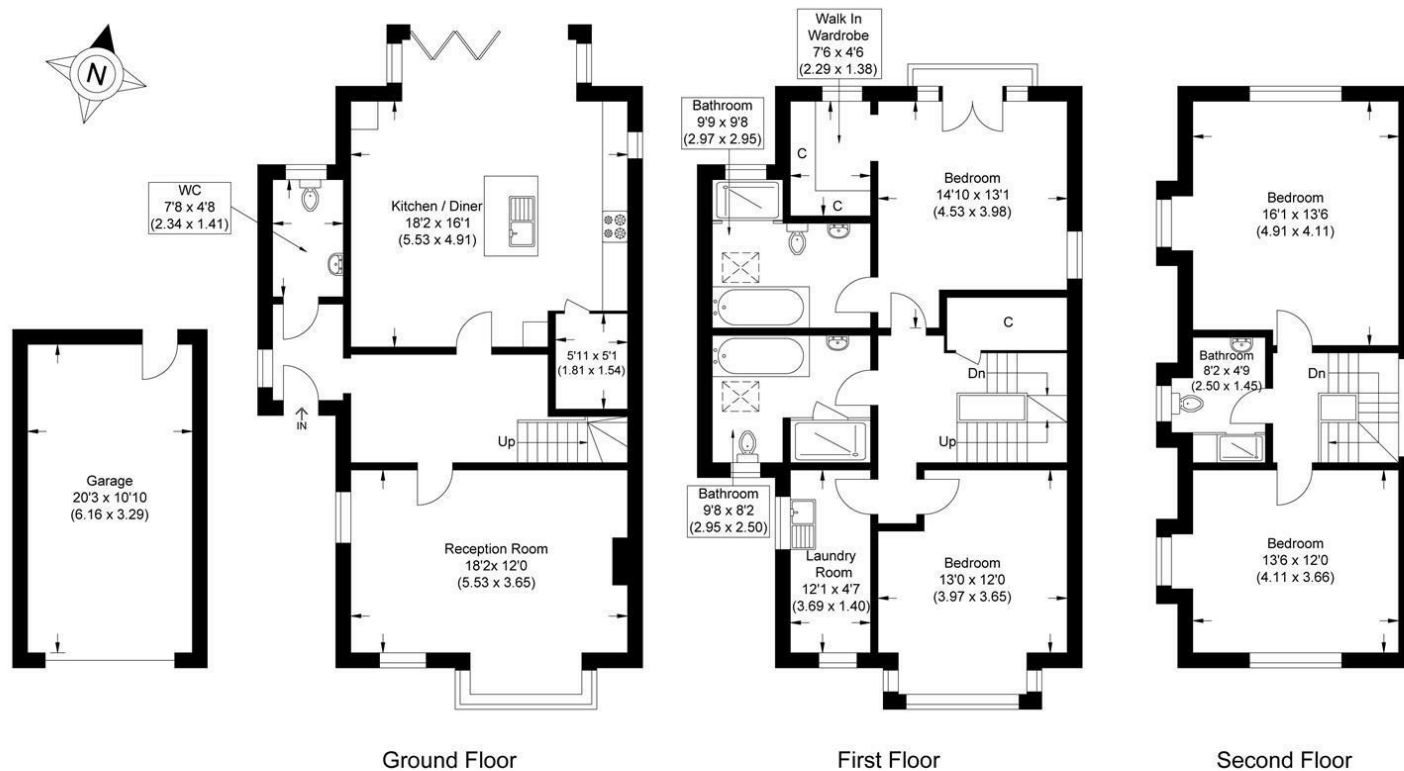


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

