



Bell College Court, Saffron Walden, CB11 3FA

**CHEFFINS**

## Bell College Court

Saffron Walden,  
CB11 3FA

- Stylish townhouse
- Four double bedrooms
- Gated development
- Landscaped rear garden
- Garage and parking
- Accommodation over four floors
- Envious location
- No onward chain

An elegant and contemporary four double bedroom townhouse, positioned in an enviable location in the heart of the town. With accommodation comprised over four floors, the property also boasts landscaped gardens, garage and parking and is superbly placed with access to local schools and amenities.

4 3 2

**Guide Price £685,000**





## LOCATION

Bell College Court is a private, gated development set in a prime, central location within easy access of excellent primary schools and Saffron Walden County High School. 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. 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

Tiled entrance hall with obscure double glazed window to the front aspect, staircase rising to the first floor with understairs storage beneath and doors leading to adjoining rooms.

### SNUG/STUDY

Double glazed window to the front aspect.

### CLOAKROOM

Comprising ceramic wash basin with splashback tiles, low level WC and tiled floor.

### KITCHEN/DINER

Contemporary kitchen fitted with a range of base and eye level units and breakfast bar, sink unit, integrated appliances of four ring induction hob with extractor above, oven and microwave, integrated fridge, freezer and dishwasher, space for washing machine, tiled flooring and a pair of patio doors leading out to the garden.

## FIRST FLOOR

### LANDING

With doors leading to adjoining rooms.

### LIVING ROOM

Double glazed window to the rear aspect with views of the garden.

### BEDROOM FOUR

The first of the four double bedrooms,

boasting built in double wardrobes with sliding doors and two pairs of double glazed doors, both with Juliette balconies to the front aspect.

### BATHROOM

Comprising panelled bath with shower attachment, ceramic wash basin, heated towel rail, low level WC, tiled walls and floor.

## SECOND FLOOR

### LANDING

Built-in storage cupboard with shelving and doors leading to adjoining rooms.

### BEDROOM TWO

Double glazed window to the rear aspect with views of the garden and benefitting from built-in wardrobes with sliding doors and door to:-

### EN SUITE

Comprising walk-in shower unit, ceramic hand wash basin, heated towel rail, low level WC, tiled walls and floor.

### BEDROOM THREE

Double glazed window with views to the front aspect.

## THIRD FLOOR

### LANDING

With door leading to master bedroom and storage cupboard housing the boiler.

### MASTER BEDROOM

Double glazed window to the front aspect and door to:-

### EN SUITE

Comprising walk-in shower unit, ceramic wash hand basin, heated towel rail, low level WC, tiled walls and floor and double glazed skylight to the rear aspect.

### OUTSIDE

Bell College Court is a modern, gated development, conveniently located within walking distance of the town centre, schools and local amenities. To the front of the property the garden is laid to shingle, planted with mature shrubs and a tiled walkway leading to the front door. The tiered rear garden is beautifully landscaped with porcelain paved terraces with timber fences bordering and mature shrub beds and trees. To the rear of the garden there is a shingled terrace with gated access and a personal door to the garage.

### GARAGE

In front of the garage is a block paved driveway providing an off-street parking space. Access to the garage is via an electric up and over door, with power and lighting connected.

### AGENT'S NOTE

There is an annual Estate Management charge of £624.28 p.a.

### VIEWINGS

Strictly by appointment through the agent





| Energy Efficiency Rating                    |                                                                                                              |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                      | Potential |
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            | 83                                                                                                           | 84        |
| (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<br>2002/91/EC  |           |

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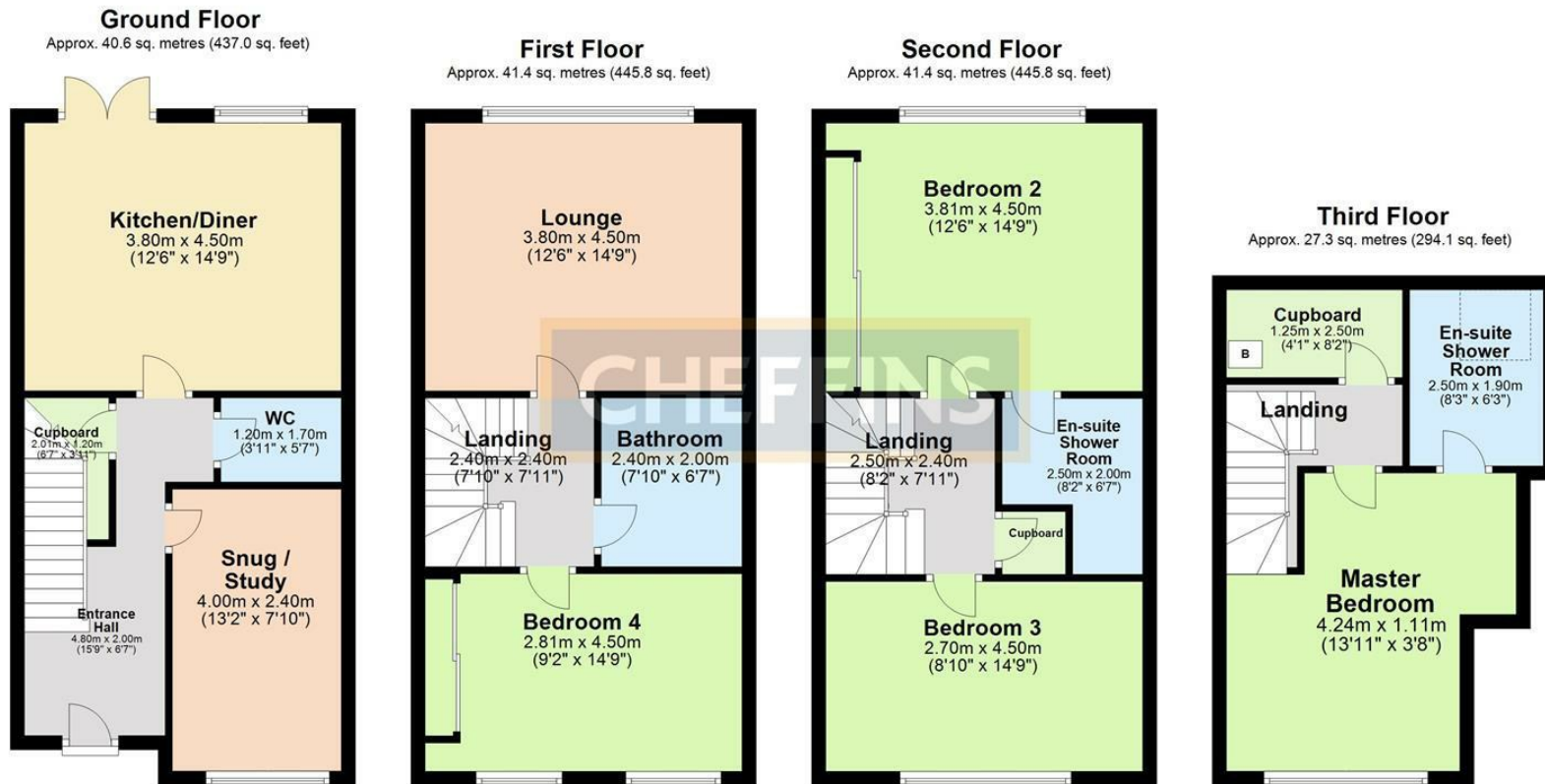
Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford







Total area: approx. 150.8 sq. metres (1622.7 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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.

