



Debden Road, Saffron Walden, CB11 4AL

CHEFFINS

Debden Road

Saffron Walden,
CB11 4AL

- Detached family home
- Substantial accommodation
- Four bedrooms
- En suite and family bathroom
- Driveway and double garage
- West facing garden

A substantial, detached modern four bedroom house set on a good sized plot. The property offers well-proportioned and versatile accommodation throughout and is conveniently located for local amenities and schools.

4 2 3

Guide Price £915,000





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 HALL

Entrance door, obscure double glazed window to the side aspect, staircase rising to the first floor with understairs storage cupboard, built-in coat cupboard and doors to adjoining rooms.

KITCHEN/DINER

Fitted with a range of base and eye level units incorporating a central island, stainless steel sink with water softener, space and plumbing for dishwasher, four ring gas hob with extractor hood over, electric oven and space for fridge freezer. Double glazed window to the front aspect and door to:

SNUG

Double glazed French doors opening to the garden.

UTILITY ROOM

Fitted with base units with stainless steel sink, space and plumbing for washing machine and tumble dryer. Double glazed window and obscure double glazed door to the side aspect.

DINING ROOM

An attractive cast iron fireplace and double glazed window to the side aspect. Door to:

SITTING ROOM

Double glazed windows to the rear and side aspects and double glazed French doors opening to the rear garden.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure double glazed window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, access to the loft space and Velux window.

BEDROOM 1

Double glazed windows to the front and side aspects, fitted wardrobes and door to:

EN SUITE

Comprising corner bath, low level WC, pedestal wash basin and shower enclosure.

BATHROOM

Comprising pedestal wash basin, panelled bath, shower enclosure and low level WC. Obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window to the side aspect and fitted wardrobes.

BEDROOM 3

Double glazed window to the rear aspect and fitted wardrobes.

BEDROOM 4

Double glazed window to the rear aspect and fitted wardrobes.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with a large driveway providing off-street parking for several vehicles and access to the detached double garage. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for alfresco entertaining and mature beds bordering.

DETACHED DOUBLE GARAGE

A pair of up and over doors, double glazed window to the rear and power and lighting connected.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







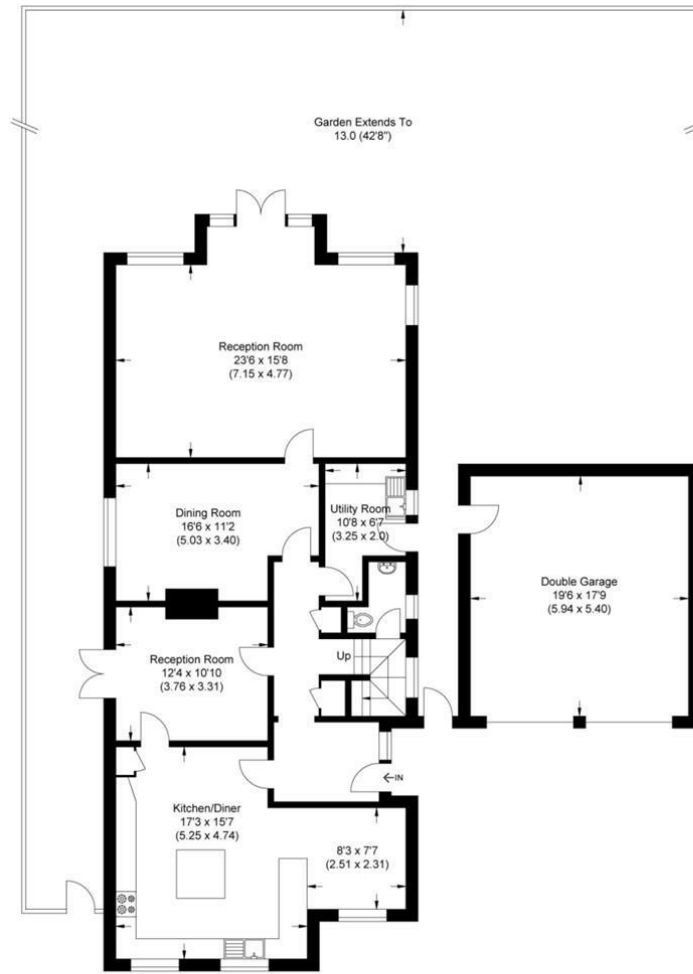
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £915,000

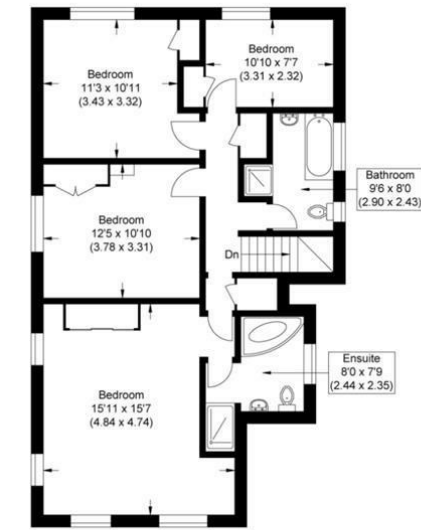
Tenure - Freehold

Council Tax Band - E

Local Authority - Uttleford



Ground Floor



First Floor

Approximate Gross Internal Area
199.93 sq m / 2152.02 sq ft
(Excludes Garage)
Garage Area 32.08 sq m / 345.31 sq ft
Total Area 232.01 sq m / 2497.33 sq ft



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

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.