

Highfields, Saffron Walden, CB10 2AD

CHEFFINS

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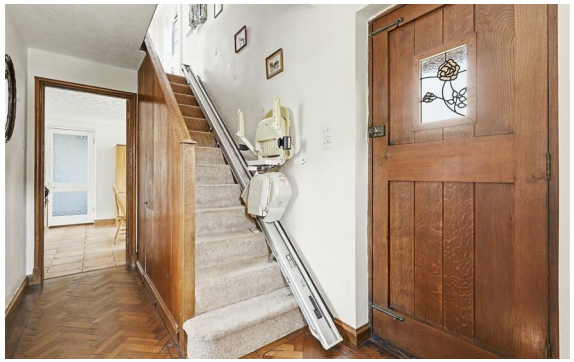
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Guide Price £700,000



- Detached home with scope for updating and enlargement (STPP)
- Sought-after location, close to the town centre
- Good sized plot with west-facing rear garden
- Garage and driveway
- Offered with no upward chain

A detached house set in a prime location within the town. The property provides huge scope for updating and potential to enlarge (subject to needs and relevant approval). Also enjoying a good sized plot with a mature, west-facing garden. Offered chain free.









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
Solid oak entrance door with decorative leaded window and further double glazed window to the side aspect, staircase rising to the first floor and wooden parquet flooring. Door leading to the kitchen and further door to:

DINING ROOM
A dual aspect room with double glazed windows to the side and rear aspects with views over the garden, original open fireplace with tiled hearth and surround. Glazed door to:

SITTING ROOM
A well-proportioned room with full height double glazed window to the rear aspect enjoying views over the garden and providing a good degree of natural light. In addition, there is a double glazed door with adjoining full height window to the side providing access to the terrace and garden and further high level double glazed window to the opposite side. Original fireplace (currently not in use) and glazed door to:

KITCHEN/DINER
A well-proportioned room, fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, integrated dishwasher, eye level oven and grill, free-standing Bosch washing machine and tumble dryer, integrated fridge and freezer. Wide double glazed window providing a good degree of natural light and views over the front garden and street scene, further double glazed window to the side aspect and obscure glazed door to:

HALLWAY
Glazed door with decorative leaded windows providing access from the driveway, internal door leading to the garage and further door to:

CLOAKROOM
Comprising low level WC, wash basin and obscure glazed window to the rear.

GARAGE
An oversized garage with electric roller shutter door to the front, power and lighting connected, window to the rear aspect and door providing access to the garden. Space and plumbing for washing machine and recess with Viesmann gas fired boiler and pressurised hot water cylinder. The garage offers huge scope for conversion to additional accommodation, subject to needs and relevant approval.

FIRST FLOOR

LANDING
A pair of double glazed windows to the front aspect, built-in linen cupboard and access to the loft space via a drop-down ladder.

BEDROOM 1
A well-proportioned, dual aspect room with double glazed windows to the front and rear aspects.

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

BEDROOM 2
Double glazed window to the rear aspect, fitted with a range of wardrobes with cupboards above.

BEDROOM 3
Double glazed window to the rear aspect.

BEDROOM 4/STUDY
Double glazed window to the front aspect, fitted cupboards and shelving.

BATHROOM
Comprising panelled bath with shower over, vanity wash basin and obscure double glazed window to the front aspect.

OUTSIDE
The property is set on a generous, mature plot in a prime location within the town, being a short walk to the common and Market Square. The front garden has well-stocked flower and shrub beds, together with an adjoining driveway providing off-street parking and access to the garage. The west-facing rear garden is mainly laid to lawn with a paved terrace adjoining the rear of the property, together with well-stocked flower and shrub borders, timber shed and greenhouse.

VIEWINGS
By appointment through the Agents.





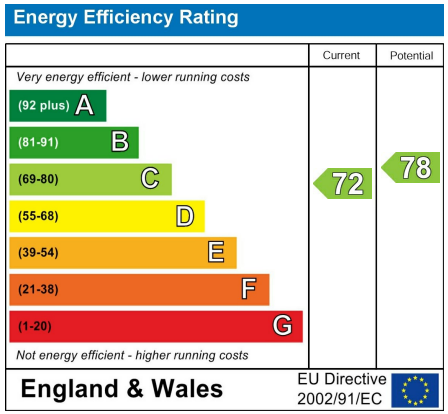


















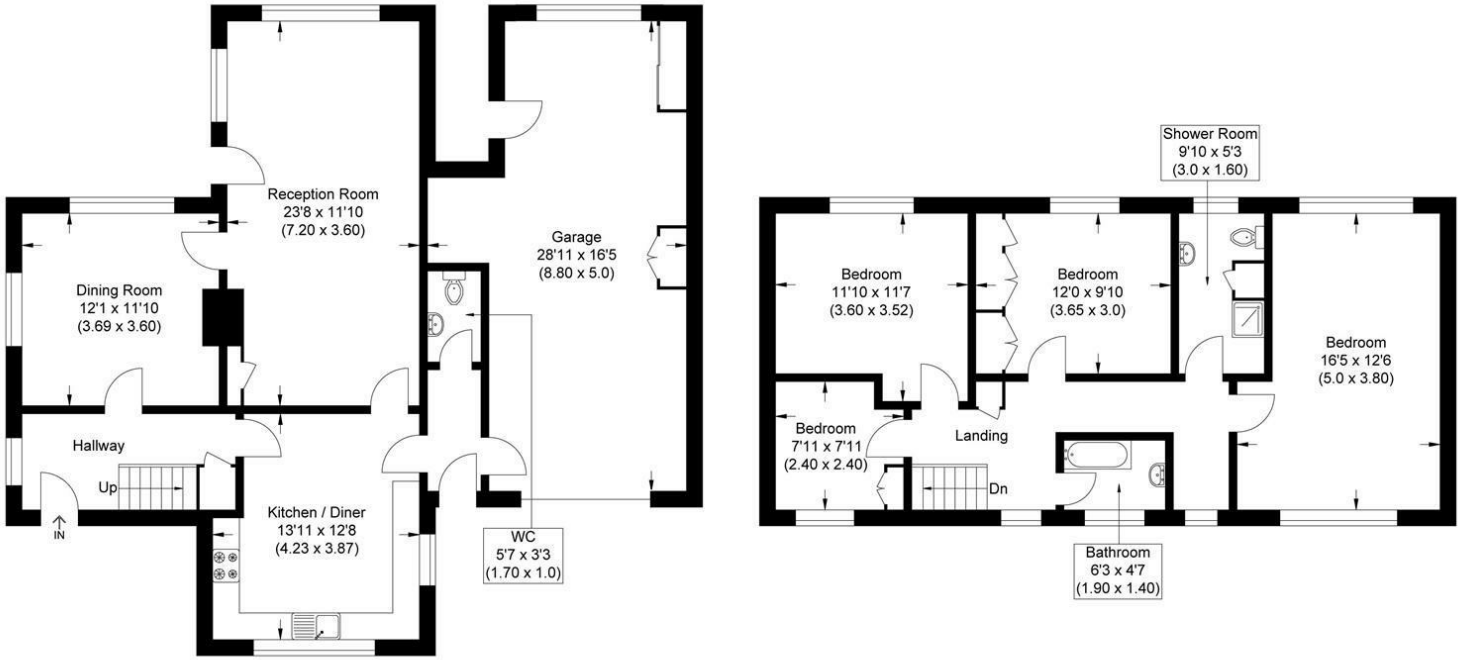


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Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford



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Approximate Gross Internal Area
172.02 sq m / 1851.60 sq ft
(Includes Garage)
Garage Area 33.53 sq m / 360.91 sq ft



Ground Floor

First Floor

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.

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