



Castle Street, Saffron Walden, CB10 1BD

CHEFFINS

Castle Street

Saffron Walden,
CB10 1BD

2 1 2

Guide Price £475,000

- Grade II* Listed cottage
- Set in historic town centre
- Numerous character features
- Two/three bedrooms
- Attractive cottage garden

A charming, Grade II* Listed cottage set in one of the town's most attractive locations. The property enjoys a wealth of character together with deceptively spacious accommodation and a stunning garden.





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**LIVING ROOM**

Entrance door and sash window to the front aspect, fireplace with exposed brick work, timber mantle and log burning stove and built-in storage cupboard. Door to staircase rising to the first floor and opening to:

STUDY AREA

Window to the rear aspect and door to staircase leading down to the cellar. Door to:

INNER HALLWAY

Tiled flooring and opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop over, sink unit, four ring gas hob with extractor hood over, integrated Neff oven, space for free-standing fridge freezer and washing machine. A pair of skylight windows, door to the bathroom and a glazed door opening to:

DINING ROOM

A Hibbs & Walsh extension with a pair of skylight window, windows to the rear aspect and sliding glazed doors providing access to the garden.

BATHROOM

Comprising panelled bath with shower attachment, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail, built-in storage units and tiled flooring. Skylight window and door to staircase rising to the first floor.

CELLAR

With a head head of 6ft 8, the cellar provides huge scope for conversion once dry-lined.

FIRST FLOOR**LANDING**

A large landing space with secondary glazed window to the rear aspect, built-in wardrobes with sliding doors and built-in storage cupboard. Staircase rising to the second floor.

BEDROOM 2

Secondary glazed window to the front aspect, built-in cupboard with louvre doors, feature cast iron fireplace with brick hearth

SECOND FLOOR**BEDROOM 1**

Window to the rear aspect overlooking the rear garden, integrated storage cupboard.

OUTSIDE

The property enjoys a pretty cottage garden, planted with a variety of mature flowers, shrubs and trees, and a paved terrace adjoining dining room. There is permit parking on Castle Street, subject to availability.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £475,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Uttlesford



Approximate Gross Internal Area 1279 sq ft - 119 sq m

Cellar Area 181 sq ft – 17 sq m
 Ground Floor Area 691 sq ft – 64 sq m
 First Floor Area 250 sq ft – 23 sq m
 Second Floor Area 157 sq ft – 15 sq m



[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>.

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.

