



Audley Road, Saffron Walden, CB11 3HW

CHEFFINS

Audley Road

Saffron Walden,
CB11 3HW

- Detached home
- Underfloor heating to the ground floor
- Open plan kitchen/dining/sitting room
- Driveway
- Courtyard garden
- No upward chain

A detached two bedroom home situated in a prime central location. The property offers bright and open plan accommodation, together with a driveway and courtyard garden. No upward chain.

2 2 1

Guide Price £345,000





LOCATION

Saffron Walden is a historic market town known for its well-preserved medieval centre, its beautiful setting, and its excellent transport links. There are a number of well-regarded schools in the area and a thriving community, with a range of shops, restaurants, and leisure facilities. In addition to its many amenities, Saffron Walden is also conveniently located within easy reach of Cambridge and London, with regular train services to both cities from Audley End Station (2 miles) and within easy access to the M11 (junctions 8 and 9).

GROUND FLOOR

RECEPTION ROOM

Glazed front door together with glazed window to the front aspect, staircase rising to the first floor with understairs storage cupboard.

KITCHEN AREA

Fitted with base and eye level units with work tops over, Bosch double oven, four ring gas hob with overhead extractor, stainless steel sink, Neff dishwasher, fridge and freezer, Velux window to the rear which provides a good degree of natural lighting, opening into:-

DINING AREA

French doors lead into the garden, door to storage cupboard containing mains electric switchboard and underfloor heating manifold. Door to:-

SHOWER ROOM

Comprising pedestal wash basin, low level WC, heated towel rail, obscure glazed window to the front aspect and a corner shower unit.

FIRST FLOOR

LANDING

Window to the front aspect. fitted storage cupboard and doors to adjoining rooms.

BEDROOM ONE

A vaulted room with window to the front aspect and fitted wardrobes.

BATHROOM

Comprising ceramic basin, low level WC, panel bath with shower attachment and a heated towel rail.

BEDROOM TWO/OFFICE

A vaulted room with built-in storage cupboard with shelving together with a Velux window providing a good degree of natural light.

OUTSIDE

A block-paved driveway providing off-street parking with gated access leading into the west facing block-paved garden.

VIEWINGS

By appointment through the Agents.

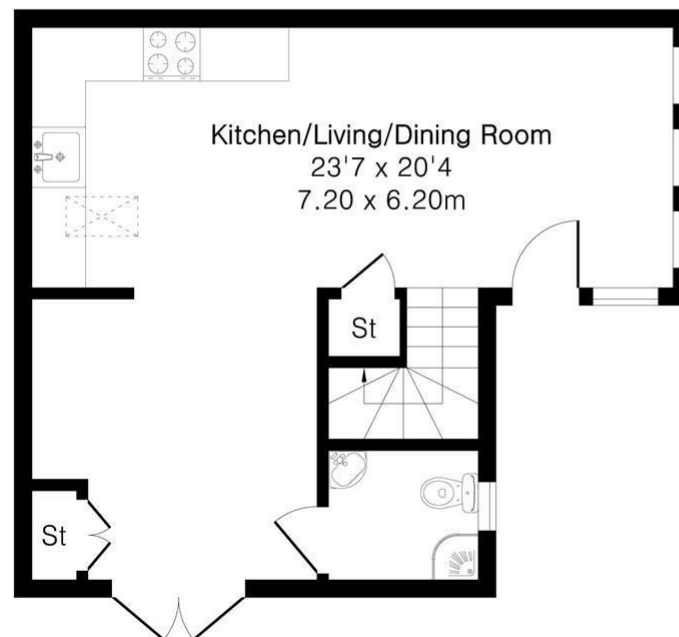




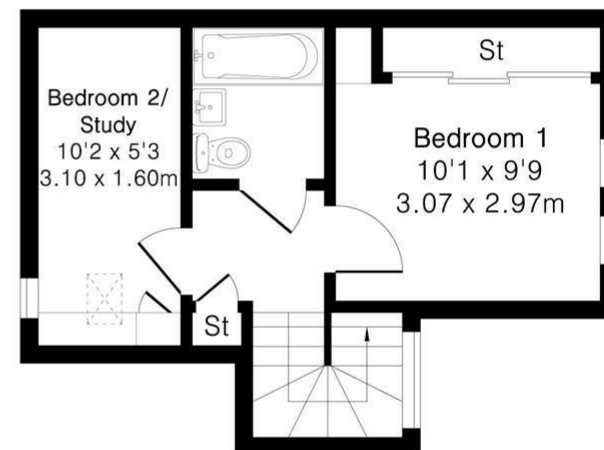
Approximate Gross Internal Area 652 sq ft - 60 sq m

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 249 sq ft – 23 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		

Guide Price £345,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford

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.