



Rowntree Way, Saffron Walden, CB11 4BY

**CHEFFINS**



## Rowntree Way

Saffron Walden,  
CB11 4BY

- No onward chain
- Accommodation over three floors
- Five bedrooms
- Detached double garage
- Almost 2000 sqft
- Versatile living space

An extensive and versatile semi-detached home positioned in a popular residential location within the town. Enjoying almost 2000 sqft of accommodation comprising over three floors, the property further benefits from private rear garden, detached double garage and off street parking provision. Offered chain free.

5 3 1

**Guide Price £550,000**







## 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 and obscure double glazed window to the front aspect, staircase rising to the first floor with storage cupboard under and door to the inner hall. A pair of doors opening to:

### LIVING/DINING ROOM

Double glazed window to the front aspect, doors to inner hall and kitchen and double glazed patio doors opening to the garden.

### INNER HALL

Doors to adjoining rooms.

### WET ROOM

Comprising ceramic wash basin, low level WC and shower area. Obscure double glazed window to the side aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with worktop space and tiled splashbacks, stainless steel sink unit, built-in oven with four ring gas hob and extractor hood over, space for fridge freezer, washing machine and dishwasher and double glazed window to the rear aspect overlooking the garden. Door to:

### SIDE LOBBY/LEAN TO

A timber framed addition with built-in shelving and door to the front aspect.

## FIRST FLOOR

## LANDING

Obscure double glazed window to the side aspect and doors to adjoining rooms. Staircase rising to the second floor.

### BEDROOM 5/STUDY

Double glazed window to the front aspect.

### BEDROOM 4

Double glazed window to the front aspect and built-in wardrobes, drawers and shelving.

### BEDROOM 3

Double glazed window to the rear aspect and built-in wardrobes, desk and shelving.

### BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and built-in wardrobes and cupboards.

### BATHROOM

Recently refitted suite comprising panelled bath with drench showerhead over, low level WC, ceramic wash basin with vanity cupboard beneath, heated towel rail, built-in storage cupboard, tiled walls and flooring and obscure double glazed window to the side aspect.

## SECOND FLOOR

## LANDING

Obscure double glazed window to the side aspect and double glazed skylight. Built-in eaves storage space and door to:

## BEDROOM 1

A dual aspect room with double glazed windows to the front and rear, built-in eaves storage cupboards and wardrobes. Door to:

### DRESSING ROOM

Built-in eaves storage and double glazed skylights to two aspects. Door to:

### SHOWER ROOM

Comprising ceramic wash basin, low level WC and shower enclosure.

## OUTSIDE

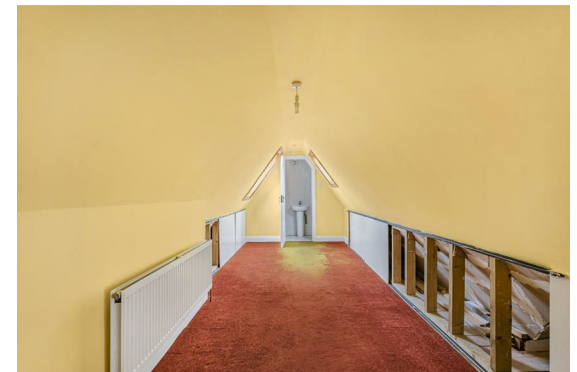
The property is accessed via a wrought iron gate with paved pathway leading to the front door. The front garden is predominantly laid to lawn with shrub and flower beds to the borders. The rear garden enjoys a south-westerly aspect and is laid to lawn with a paved terrace and a range of flowers, shrubs and trees bordering. There is gated access to the rear and a detached double garage.

## DOUBLE GARAGE

A pair of up and over doors for vehicular access, personal door to the side and windows to the rear aspect. Power connected and two off-street parking spaces to the front.

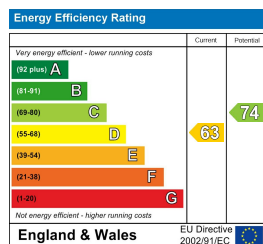
## VIEWINGS

By appointment through the Agents.









Guide Price £550,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

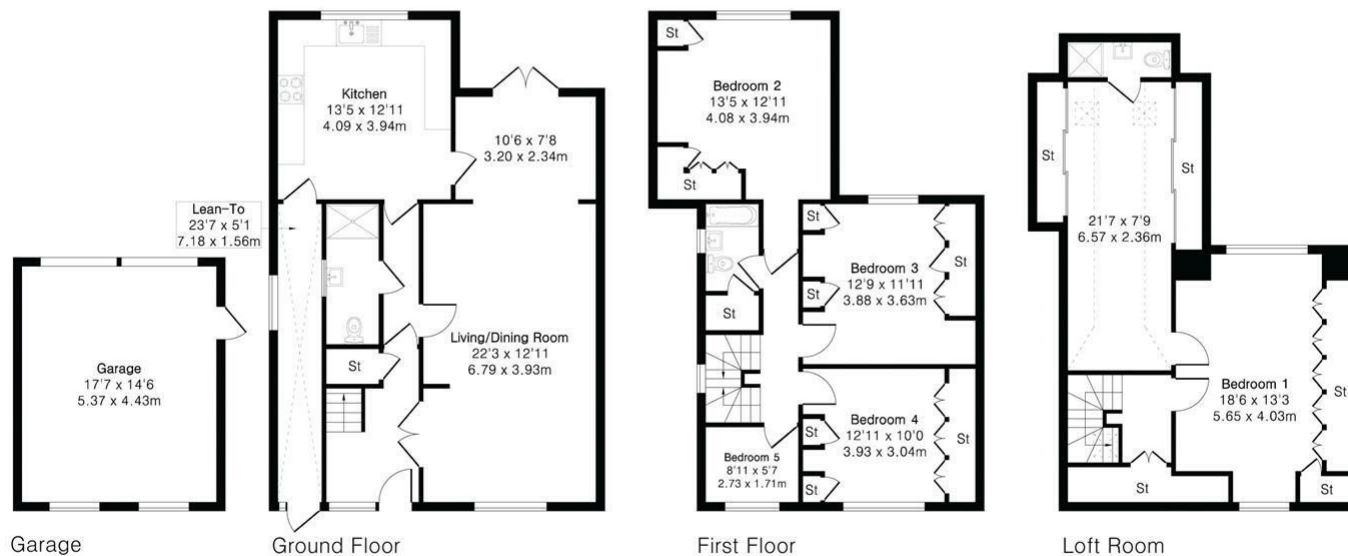
## Approximate Gross Internal Area 1990 sq ft - 185 sq m (Excluding Garage)

Ground Floor Area 794 sq ft - 74 sq m

First Floor Area 625 sq ft - 58 sq m

Loft Room Area 571 sq ft - 53 sq m

Garage Area 256 sq ft - 24 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>.

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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.