



Radwinter Road, Saffron Walden, CB11 3HY

CHEFFINS

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Saffron Walden,
CB11 3HY

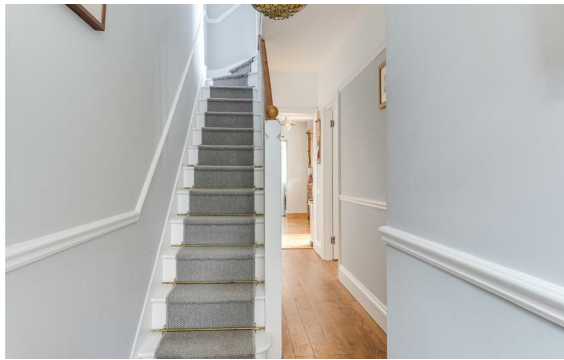
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Guide Price £600,000

- Victorian semi-detached home
- Accommodation over three floors
- Well-presented throughout
- Useful cellar
- Good-sized rear garden
- Double garage & off-street parking

A semi-detached Victorian house providing versatile accommodation over three floors. The property has been redecorated throughout to provide well-presented accommodation, together with a good sized garden, detached double garage and extensive off-street parking. 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**

Hardwood entrance door with decorative leaded panels and window above, staircase rising to the first floor and oak flooring.

SITTING ROOM

Bay window to the front aspect, fireplace with inset Aga stove and oak flooring.

DINING ROOM

Fireplace with inset Aga stove, oak flooring and views through the breakfast room to the rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of bespoke, handmade, solid oak base and eye level units with granite and hardwood work surface, butler sink and space for range cooker. The room is flooded with natural light via a roof lantern window, further window to the side and a pair of glazed doors providing access and views to the terrace and garden beyond.

UTILITY ROOM

Fitted with a range of bespoke, handmade, solid oak units with hardwood work surface, space for American style fridge freezer and washing machine and wall-mounted Worcester gas fired boiler. Window to the side aspect and door to:

CLOAKROOM

Comprising low level WC, wash basin and window to the side aspect.

CELLAR

Accessed via a staircase from the entrance hall is a sizeable cellar with good head height, currently used for storage. The cellar offers scope for conversion to additional accommodation, subject to needs and relevant approval.

FIRST FLOOR**LANDING**

Staircase rising to the second floor, hardwood flooring and doors to adjoining rooms.

BEDROOM 2

Window to the rear aspect with views over the garden and beyond and fireplace with cast iron surround.

BEDROOM 3

Window to the front aspect and fireplace with cast iron surround.

BEDROOM 4

Window to the front aspect.

BATHROOM

A spacious bathroom comprising free-standing roll top bath, walk-in shower enclosure, WC, wash basin, part-wood panelled walls and window to the side aspect.

SECOND FLOOR**LANDING**

Window to the rear aspect with elevated views. Door to:

BEDROOM 1

Wide window to the rear aspect overlooking the garden.

EN SUITE

Comprising shower enclosure, vanity wash basin, wall-hung WC and a pair of Velux windows to the front aspect.

OUTSIDE

The property is well-positioned within convenient walking distance of the town centre and nearby amenities. To the front is a gravelled driveway providing off-street parking with pathway to the side leading to the rear garden. Adjoining the rear of the property is a paved terrace which is ideal for outdoor entertaining. Beyond is a generous, mature garden which is mainly laid to lawn with flower and shrub borders. To the rear of the garden is a further paved terrace with greenhouse and timber shed, together with a large timber double garage.

DOUBLE GARAGE

Vehicular access is via Elizabeth Way. Accessed via a pair of up and over doors, with power and lighting connected and personal door leading to the garden. There is additional off-street parking to the front of the garage.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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 £600,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



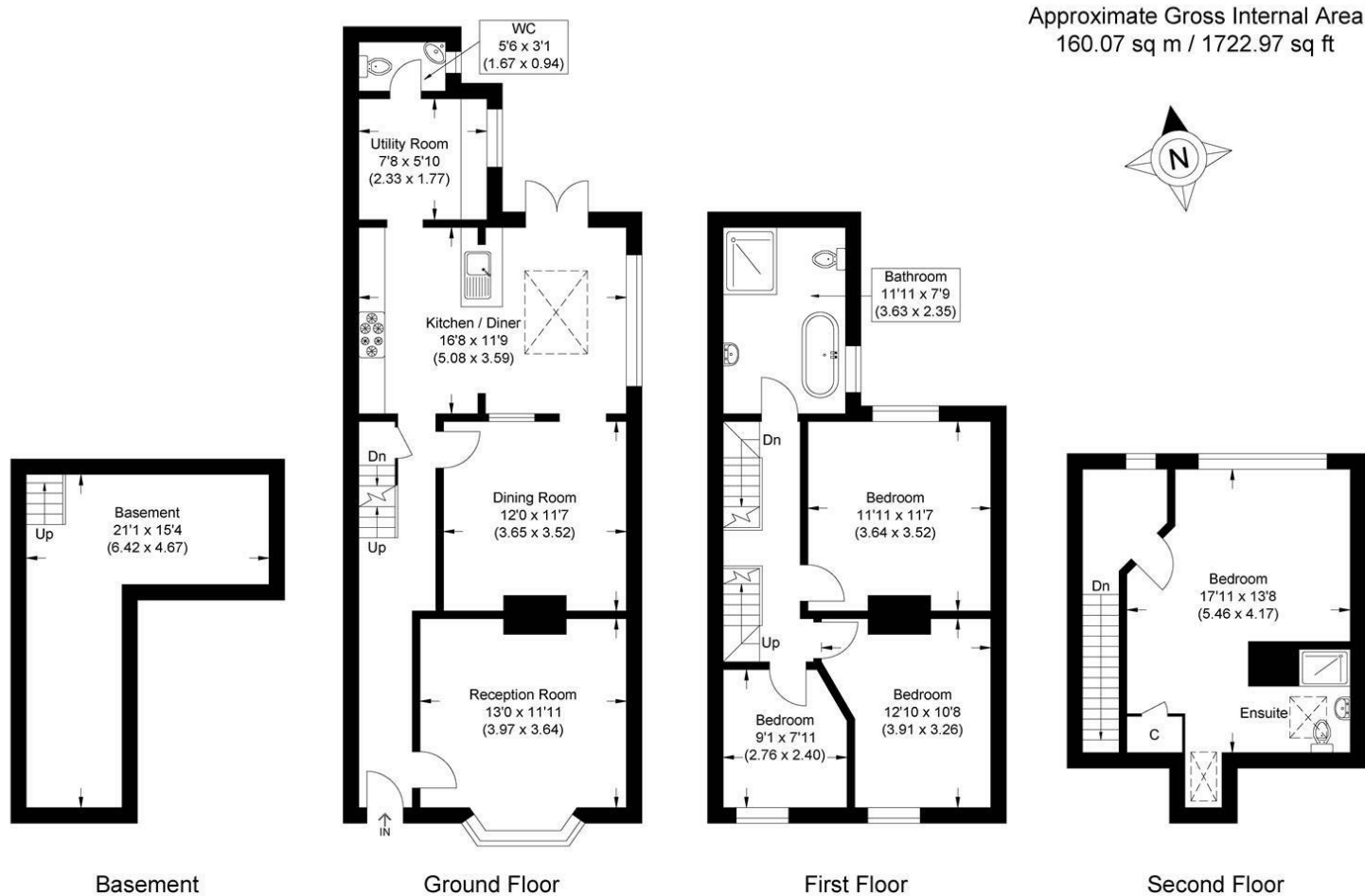


Illustration for identification purposes only, measurements are approximate, not to scale.

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>.

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.

