



Ross Close, Saffron Walden, CB11 4DT

CHEFFINS

Ross Close

Saffron Walden,
CB11 4DT

- Three bedroom home
- South facing garden
- Driveway parking
- Scope for enlargement STP
- Integral garage
- Woodland views to the rear
- Close to outstanding schools

A well appointed, three bedroom home positioned in a popular residential location within the town. Enjoying bright and well proportioned living accommodation, the property has been recently enhanced throughout and benefits from a south facing garden, driveway parking and integral garage with scope for conversion.

3 1 2

Guide Price £375,000





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, tiled flooring and obscure triple glazed window to the side aspect, integrated storage cupboards with shelving and door to:

DINING ROOM

Double glazed window to the front aspect and newly fitted high grade oak laminate flooring which continues through to:

SITTING ROOM

Staircase rising to the first floor and double glazed sliding doors opening to:

CONSERVATORY

With heating, double glazed windows to three aspects and sliding doors to the side aspect providing access to the rear garden.

KITCHEN

Fitted with a range of base and eye level units with worktop and tiled splashbacks, Franke ceramic sink, integrated fridge and freezer, Neff four ring gas hob with oven below, space and plumbing for washing

machine and dishwasher. Double glazed window and double glazed door providing views and access to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed windows to the rear aspect overlooking the garden and woodland beyond.

BEDROOM 3

Double glazed window to the front aspect and built-in over stair storage cupboard.

BATHROOM

Comprising panelled bath with shower above, ceramic wash basin, low level WC, tiled walls and obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for 2 vehicles with an EV charging point and access to the integral garage. There is gated side access to the landscaped, south facing rear garden which features an extensive paved terrace with raised sleeper beds. The remainder of the garden is laid with shingle and planted with a range of shrubs, flowers and trees, with a paved pathway leading to a timber pergola and storage shed.

GARAGE

Up and over door, power connected.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - C

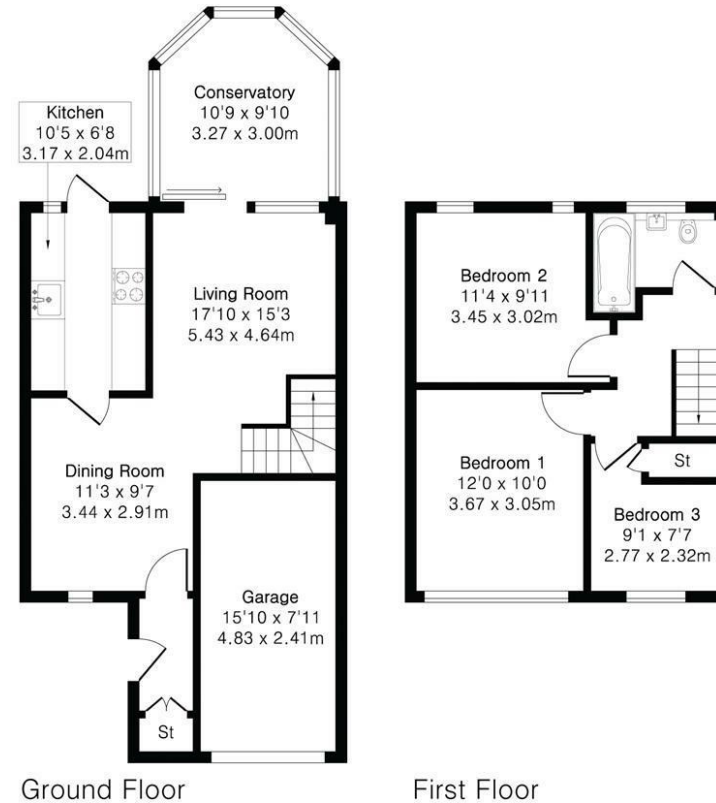
Local Authority - Uttlesford

Approximate Gross Internal Area 864 sq ft - 81 sq m (Excluding Garage)

Ground Floor Area 470 sq ft - 44 sq m

First Floor Area 394 sq ft - 37 sq m

Garage Area 125 sq ft - 11 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.

