



Ross Close, Saffron Walden, CB11 4DU

**CHEFFINS**



## Ross Close

Saffron Walden,  
CB11 4DU

- Three bedrooms
- Versatile living space
- Popular residential location
- Private garden and driveway
- Close to local schools

A well appointed three bedroom home positioned in a popular residential location. Providing bright and versatile living accommodation throughout, the property also enjoys private rear garden and driveway parking for 2 cars.



**Guide Price £350,000**





## 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 side aspect.

### **KITCHEN/DINING ROOM**

Fitted with a range of base and eye level units with worktop space and tiled splashbacks, stainless steel sink unit, four ring Bosch induction hob with extractor hood above, built-in oven, space for fridge freezer, washing machine and tumble dryer. Double glazed window to the front aspect and double glazed patio doors opening to the garden. Door to:

### **STUDY**

Conversion of the former garage. A multi-purpose room with double glazed window to the front aspect.

### **LIVING ROOM**

Double glazed sliding doors opening to the garden. Understairs storage cupboard.

## **FIRST FLOOR**

### **LANDING**

Doors to adjoining rooms.

### **BEDROOM 1**

Double glazed window to the front aspect.

### **BEDROOM 2**

Double glazed window to the rear aspect overlooking the garden.

### **BEDROOM 3**

Double glazed window to the front aspect.

## **SHOWER ROOM**

Comprising ceramic wash basin with vanity cupboard beneath, low level WC, walk-in shower enclosure and heated towel rail. Obscure double glazed window to the rear aspect.

## **OUTSIDE**

The property has driveway parking for two vehicles. The rear garden enjoys a south-westerly aspect and is predominantly laid to lawn with flowers, shrubs and trees bordering, a timber storage shed and further lean-to storage.

## **VIEWINGS**

By appointment through the Agents.

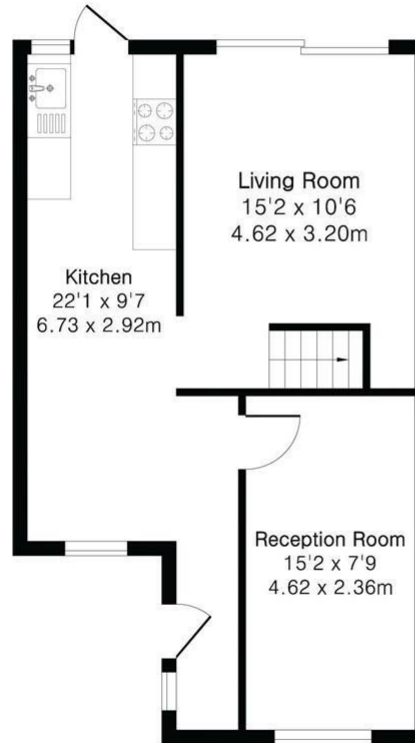




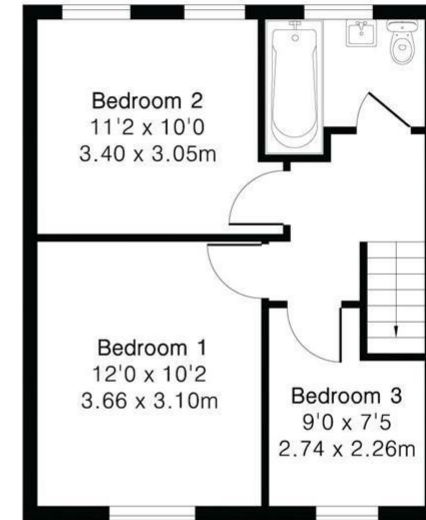
**Approximate Gross Internal Area 869 sq ft - 81 sq m**

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 388 sq ft – 36 sq m



Ground Floor



First Floor

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

Guide Price £350,000

Tenure – Freehold

Council Tax Band – C

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://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.

