



Beeches Close, Saffron Walden, CB11 4BT

CHEFFINS

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Saffron Walden,
CB11 4BT

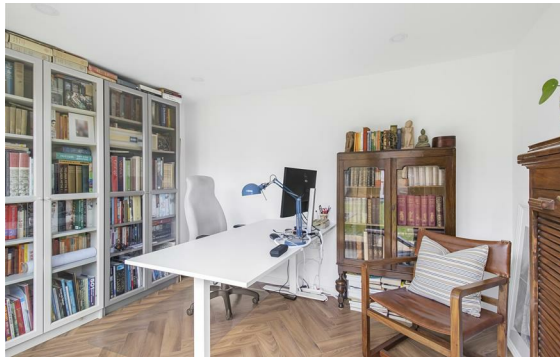
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Guide Price £825,000

- Sought after location
- Sitting room with wood burner
- Principal bedroom with ensuite
- Scandinavian office/garden room
- Driveway and parking
- Planning permission to extend & loft conversion

A detached family home set in a highly sought-after location within easy access of schools, road and rail networks. The property provides well-proportioned and versatile accommodation, with approved planning for further enlargement, ample off-street parking and a private garden with a high-quality office/studio.





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, obscure double glazed window to the front aspect, stairs rising to first floor and doors to adjoining rooms.

SITTING ROOM

Windows to the front and side aspects, feature fireplace with wood burning stove, bespoke fitted cabinetry and bi-folding doors leading through to:-

DINING/FAMILY ROOM

Window to the side aspect, French doors to the rear aspect and door leading into:-

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye-level units with worktop space over, sink unit, electric double oven, five ring gas hob, space for dishwasher, wine cooler and fridge. Windows to the rear and side aspects, understairs cupboard, part glazed door and steps down to:-

REAR HALLWAY

Part glazed door leading out to the rear garden, doors to adjoining rooms.

CLOAKROOM

Comprising ceramic basin, low level WC, heated towel rail and obscure glazed window to the rear aspect.

UTILITY ROOM

Fitted with a range of base level units, stainless steel sink, space and plumbing for washing machine and tumble dryer, space for free-standing fridge freezer.

FIRST FLOOR

LANDING

Doors to adjoining rooms, loft access.

BEDROOM 1

Windows to the side and rear aspect, fitted wardrobes and door to:-

EN SUITE

Comprising pedestal basin, low level WC, corner shower with dual head attachment, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 2

Window to the front aspect, fitted wardrobes.

BEDROOM 3

Windows to the front and rear aspects.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising ceramic basin with vanity unit beneath, low level WC, heated

towel rail, P-shaped bath with shower above, double doors to airing cupboard, obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a driveway providing off-street parking with an EV charging point and a lawned garden. There is gated side access leading to the rear garden which has a paved terrace area ideal for al fresco entertaining, the rest of the garden is predominantly laid to lawn. In addition there is a newly built Scandinavian garden room with bi folding doors opening to a decking area to the front and power, lighting and heating connected.

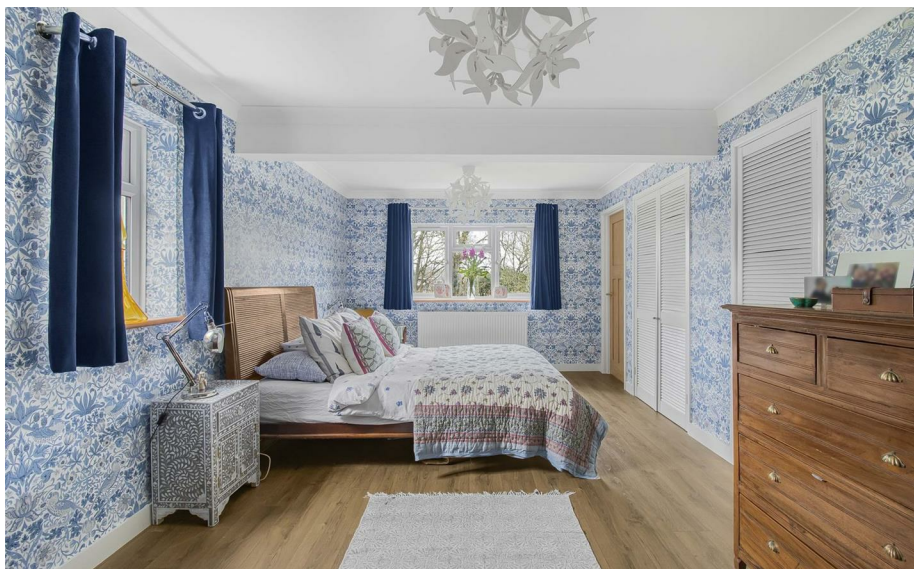
PLANNING PERMISSION


There is approved planning permission for a single storey side extension and loft conversion. Full details can be found on the Uttlesford Planning website under Ref: UTT/24/0782/HHF.

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		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £825,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Uttlesford District Council



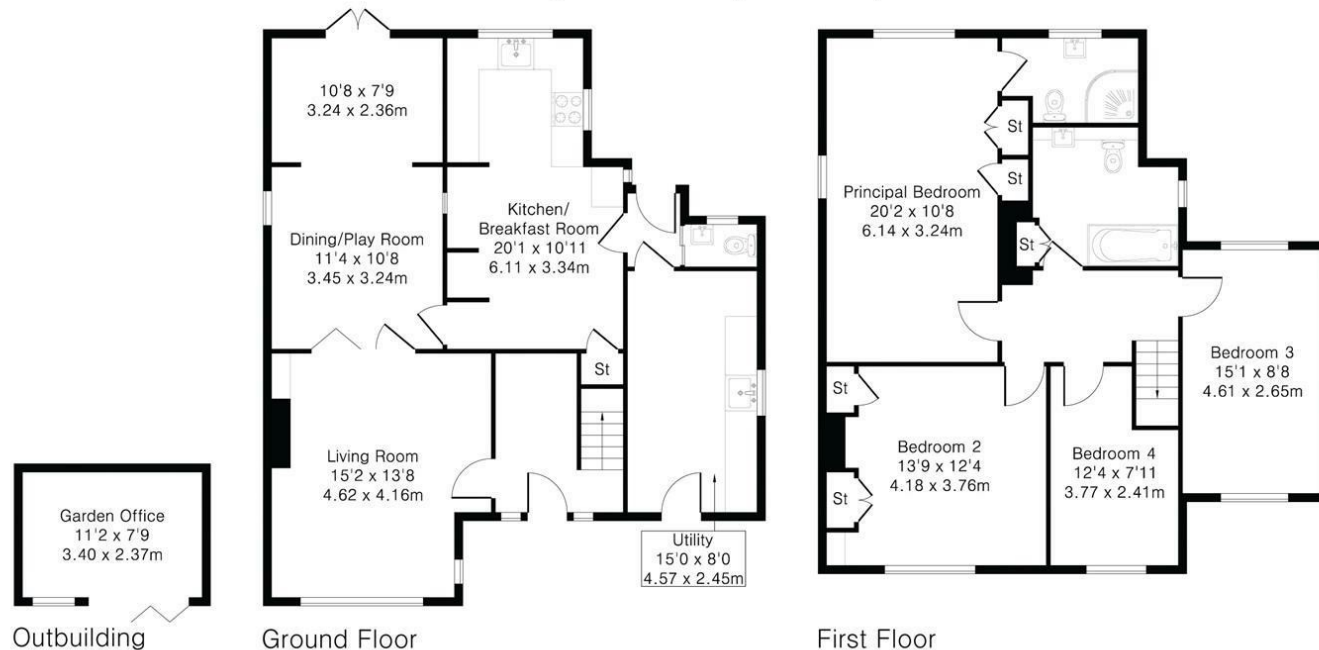


Approximate Gross Internal Area 1757 sq ft - 163 sq m

Ground Floor Area 839 sq ft – 78 sq m

First Floor Area 831 sq ft – 77 sq m

Outbuilding Area 87 sq ft – 8 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

