



Long Row Close, Saffron Walden, CB11 3FU

CHEFFINS

Long Row Close

Saffron Walden,
CB11 3FU

5 3 1

Guide Price £775,000

- High specification
- Open sitting/dining room with a wood burning stove
- Five bedrooms
- Bathroom and two en suites
- South facing garden
- Driveway and garage

An attractive five bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with a south facing rear garden, driveway and garage.





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, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin and vanity unit beneath, low level WC and obscure glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with quartz worktop space, Neff induction hob with extractor hood over, electric double oven, integrated dishwasher, stainless steel sink, space for free standing fridge freezer and window to front aspect.

UTILITY ROOM

Fitted with base and eye level units, stainless steel sink and part-glazed door to the side aspect.

SITTING/DINING ROOM

Two sets of bi-folding doors to the rear aspect and feature fireplace with wood burning stove.

FIRST FLOOR

LANDING

Doors to adjoining rooms and built-in

airing cupboard. Staircase rising to the second floor.

MASTER BEDROOM

Window to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, walk-in shower enclosure with dual shower heads and window to the rear aspect. Eaves storage space and door to:

DRESSING ROOM

Fitted with hanging rails and shelving.

BEDROOM 2

Window to the rear aspect and fitted wardrobes.

BATHROOM

Comprising pedestal wash basin, panelled bath, low level WC, shower enclosure with dual shower heads and heated towel rail. Obscure glazed window to the side aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the front aspect.

SECOND FLOOR

LANDING

Door to:

BEDROOM 5

Velux windows providing a good degree of natural light, eaves storage space and opening to:

DRESSING ROOM

Fitted wardrobes, hanging rails and shelving. Door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

OUTSIDE

To the front of the property there is a low maintenance garden with established planting and a driveway providing off-street parking and access to the garage. The south facing rear garden is laid to lawn with raised beds bordering and a paved sandstone terrace for al fresco entertaining.

GARAGE

Up and over door, power and lighting connected, window to the rear aspect and part-glazed door opening to the rear garden.

AGENT'S NOTE


There is an Estate Management Charge of £300 p.a.

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	EU Directive 2002/91/EC	

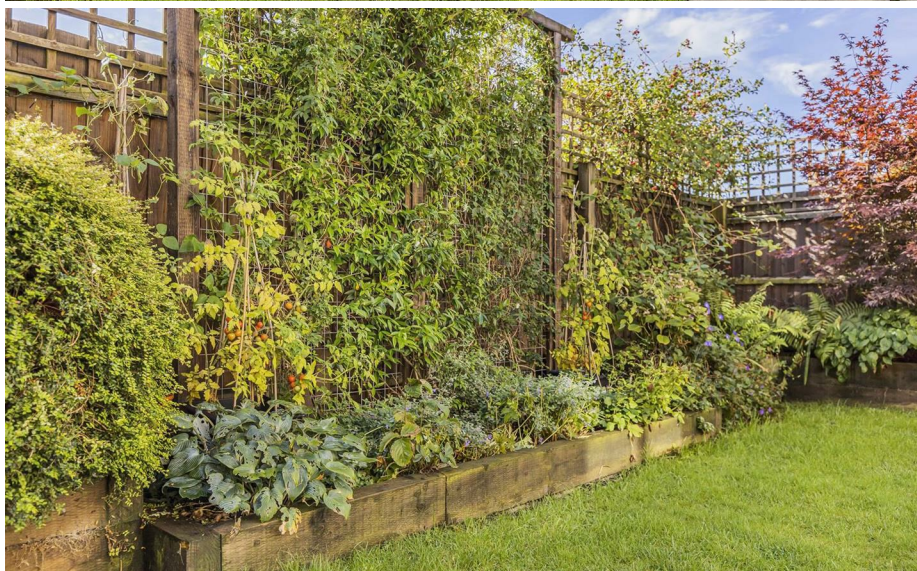
Guide Price £775,000

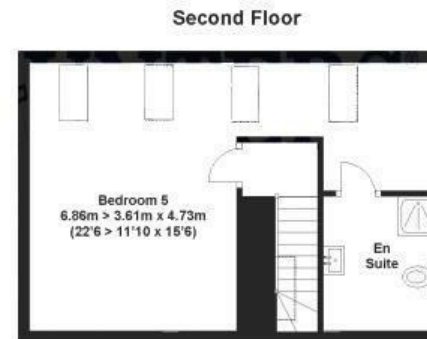
Tenure – Freehold

Council Tax Band – F

Local Authority – Uttlesford







Approx gross internal floor area 176 sqm (1900 sqft)

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.

