



Allard Way, Saffron Walden, CB11 3GP

CHEFFINS

Allard Way

Saffron Walden,
CB11 3GP

- Modern townhouse
- Spacious kitchen/reception room
- Four bedrooms
- Three bath/shower rooms
- Detached home office/studio
- Private landscaped garden
- Off-street parking

An attractive, modern, three storey townhouse offering versatile accommodation including a stylish open plan kitchen/reception room. In addition is a detached home office/studio with adjoining store and off-street parking.

4 3 2

Guide Price £575,000





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

Glazed entrance door and staircase rising to the first floor.

CLOAKROOM

Spacious cloakroom also providing a storage area with low level WC, wash basin and obscure double glazed window.

FAMILY ROOM

Double glazed window to the front aspect, built-in storage cupboard housing the boiler and a pair of glazed doors leading to:

KITCHEN/DINING ROOM

The hub of the house, providing contemporary, open plan living. The room has been reconfigured from the original design and comprises a range of base and eye level units with granite worktop space over, incorporating a matching central island with breakfast bar area. Twin sink unit, integrated washing machine, oven with combination microwave above, induction hob and fridge freezer. Built-in understairs storage cupboard, tiled flooring and a series of full height, double glazed windows and doors providing a good degree of natural light and access to the terrace and garden.

FIRST FLOOR

LANDING

Staircase rising to the second floor.

SITTING ROOM/BEDROOM 4

A multi-purpose room, dependent upon

needs, with a pair of double glazed windows overlooking the garden.

SHOWER ROOM

Contemporary suite comprising walk-in shower enclosure, low level WC, wash basin, tiled flooring, part tiled walls and heated towel rail.

BEDROOM 1

Double glazed windows overlooking the street scene and built-in wardrobes.

SECOND FLOOR

LANDING

Airing cupboard housing the large pressurised hot water cylinder and water solar panel controls.

BEDROOM 2

A pair of double glazed windows to the front aspect, built-in wardrobes and overstairs storage cupboard.

BATHROOM

Suite comprising panelled bath with shower over, low level WC, wash basin, tiled flooring and part tiled walls and heated towel rail.

BEDROOM 3

Double glazed window to the rear aspect with partial views over the town rooftops and built-in wardrobes.

EN SUITE

Comprising large shower enclosure, low level WC, wash basin, tiled flooring and part tiled walls, heated towel rail and obscure double glazed window.

OUTSIDE

The property is set in a quite cul-de-sac location. To the side of the property is a block paved driveway providing off-street parking, with gated access to the rear garden. The rear garden has been professionally landscaped with an attractive paved terrace and paths and well-stocked flower and shrub borders. To the rear of the garden is a useful timber shed. The garage has been converted into a home office/studio.

HOME OFFICE/STUDIO

Double glazed bi-folding doors providing access and views to the garden and a further double glazed window to the rear aspect. Door to:

STORE ROOM

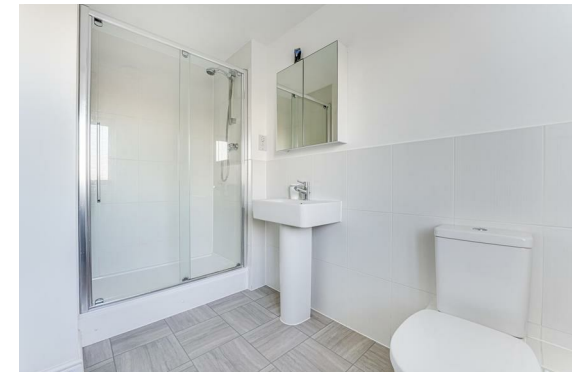
A useful addition to the home office/studio, with obscure double glazed window to the front aspect and access to the loft space.

AGENT'S NOTES

Annual Estate Charge - £235.70 pa

VIEWINGS

By appointment through the Agents.





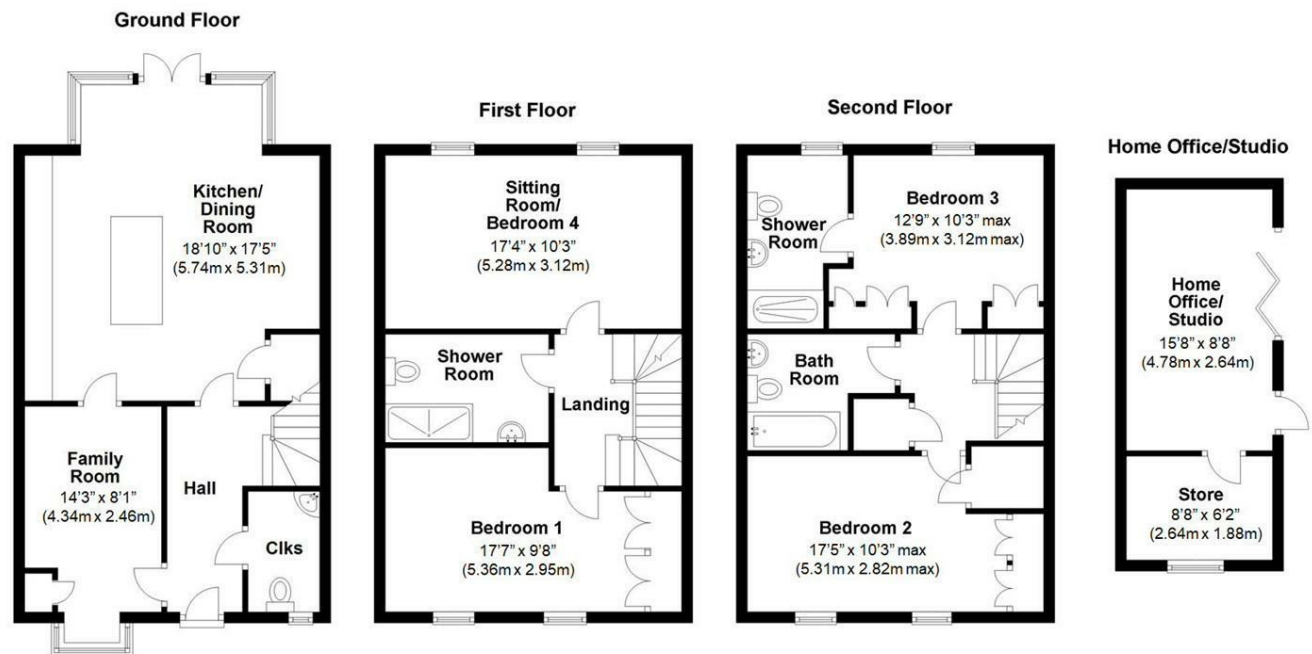
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(51-58) D		
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £575,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford



Approx. gross internal floor area 156 sqm (1675 sqft) inc Home Office/Studio

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.

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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.