



Winstanley Road, Saffron Walden, CB11 3EQ

**CHEFFINS**



## Winstanley Road

Saffron Walden,  
CB11 3EQ

- Four bedrooms
- Recently enhanced throughout
- Detached
- Ample driveway parking
- Private rear garden
- Popular residential location

A beautifully appointed and recently enhanced detached home positioned in a popular residential location within the town. The property offers spacious and versatile living accommodation throughout, together with a good sized private rear garden and driveway parking for several vehicles.

4 2 3

**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

Obscure double glazed entrance door with adjoining obscure double glazed full height window, staircase rising to the first floor and doors to adjoining rooms.

### LIVING/DINING ROOM

Double glazed bay window to the front aspect and double glazed patio doors opening to the garden. Open plan to:-

### KITCHEN

Refitted with a range of base and eye level units with worktops over, four ring induction hob with conventional oven beneath, Smeg downdraft extractor, ceramic sink with stainless steel tap, integrated dishwasher and underfloor heating. Double glazed window to the rear aspect and three skylights providing the room with a good degree of natural light.

### UTILITY ROOM

Double glazed window to the rear aspect, space for washing machine and tumble dryer and built-in storage cupboard.

### CLOAKROOM

Comprising low level WC, ceramic wash basin with vanity cupboard beneath, obscure double glazed window to the rear aspect.

## STUDY

Double glazed window to the rear aspect, door leading directly into the garden.

## FAMILY ROOM

Double glazed window to the front aspect. Access to understairs storage cupboard.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Double glazed window to the front aspect, built-in wardrobes and storage cupboard, open archway into:

### EN SUITE

Comprising walk-in shower enclosure, ceramic wash basin with vanity cupboard beneath, tiled walls, heated towel rail, obscure double glazed window to the front aspect.

### BEDROOM 2

Double glazed window to the front aspect, built-in storage cupboard.

### BEDROOM 3

Double glazed window to the rear aspect, built-in cupboard.

### BEDROOM 4

Double glazed window to the rear aspect overlooking the garden.

## BATHROOM

Comprising a recently refitted suite of low level WC, ceramic wash basin with vanity cupboard space below, panelled bath with shower attachment above and heated towel rail. Obscure double glazed window to the rear aspect.

## OUTSIDE

To the front of the property is a substantial block paved driveway providing off-street parking for several vehicles along with a workshop/storage and mature shrubs and hedges to the borders. Gated side access to the rear garden which is of a good size, predominantly laid to lawn, with a decked terrace and planted with a range of shrubs, trees and flowers.

## WORKSHOP/STORAGE

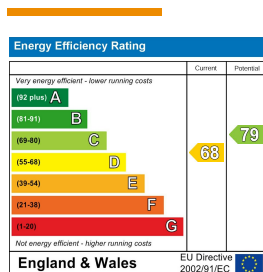
Part of the former garage, with up and over door. Currently used as a workshop with power and lighting connected.

## VIEWINGS

By appointment through the Agents.







Guide Price £575,000

Tenure - Freehold

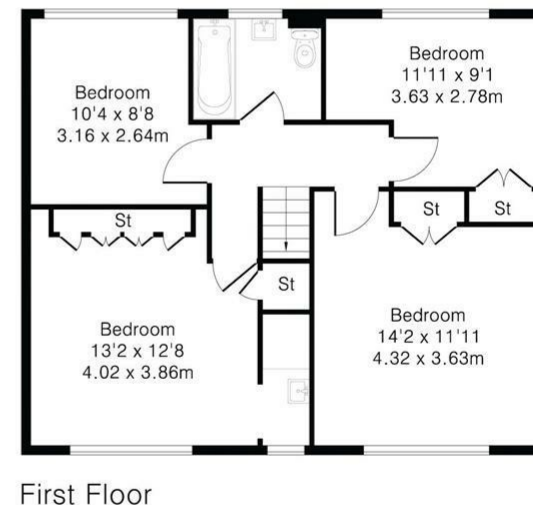
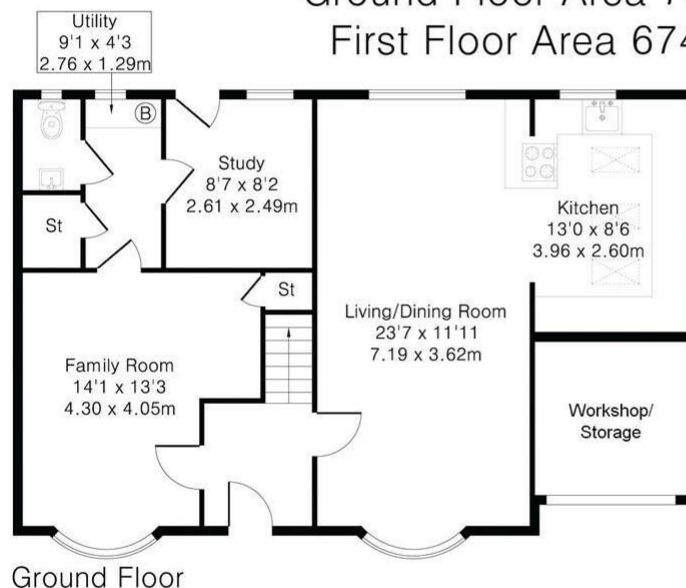
Council Tax Band - E

Local Authority - Uttlesford

**Approximate Gross Internal Area 1473 sq ft - 137 sq m**

Ground Floor Area 799 sq ft – 74 sq m

First Floor Area 674 sq ft – 63 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>.

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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.



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