

Strachey Close, Saffron Walden, CB10 2GN

CHEFFINS

CHEFFINS

Strachey Close

Saffron Walden,
CB10 2GN

3 2 1

Guide Price £445,000



- Modern, semi-detached home
- Remodelled and stylish presentation
- Open plan kitchen/living space with direct access to garden
- Principal bedroom with en suite
- Landscaped rear garden with studio
- Off-street parking

An impressive, three bedroom house which has undergone extensive remodelling and improvements to provide a stylish accommodation, together with a relandscaped garden with a detached garden 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.

Offered to the market for the first time since built, this home has been extensively modernised throughout, highlighted by a thoughtfully reconfigured interior layout and a bespoke garden studio. Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL
Obscure double glazed entrance door with porch over, double glazed windows to the front and side aspects and staircase rising to the first floor with understairs storage cupboard, column radiator and stylish interior doors.

KITCHEN/DINING/LIVING SPACE
The reconfigured space creates an excellent open plan kitchen/living space which is flooded with natural light via a double glazed window to the front and double glazed patio doors providing views and access to the rear garden. The kitchen comprises an extensive range of units with worktop space and sink unit, together with fitted shelving, integrated fridge freezer, dishwasher, hob, built-in oven and column radiator.

SNUG
A cosy, multi-purpose room with a box bay double glazed window enjoying views over the surrounding area.

UTILITY ROOM/WC
Refitted suite with WC with hidden cistern and contemporary wall-hung wash basin. At the rear of the room is a cupboard with space and plumbing for a washing machine with tumble dryer above and further storage to the side.

FIRST FLOOR

LANDING
Double glazed window to the front aspect, access to the loft space and airing cupboard housing the pressurised hot water cylinder.

BEDROOM 1
Double glazed window to the side aspect and door to:

EN SUITE
Comprising shower enclosure, low level WC, wash basin and obscure double glazed window.

BEDROOM 2
Double glazed window to the side aspect overlooking the garden.

BEDROOM 3
Double glazed window to the front aspect.

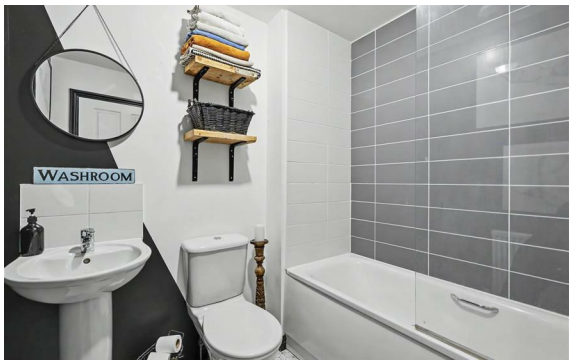
BATHROOM
Comprising panelled bath with shower over, low level WC and wash basin.

OUTSIDE
To the front of the property is a flowerbed with hedging and bushes. To the right hand side of the property the garden continues with mature planting and adjoining off-street parking spaces with EV charging point. Another impressive addition created by the owner is the wonderful garden with a paved terrace and pathways, together with various flowerbeds and a high quality garden studio which offers a multitude of uses including home office, studio or occasional accommodation for guests. In addition, there is gated pedestrian access to the garden from the road.

VIEWINGS
By appointment through the Agents.



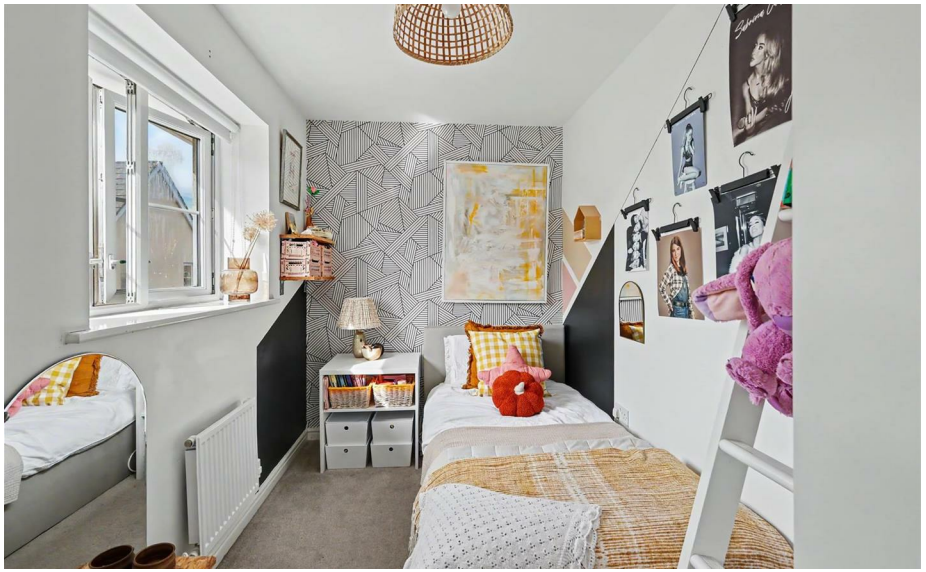




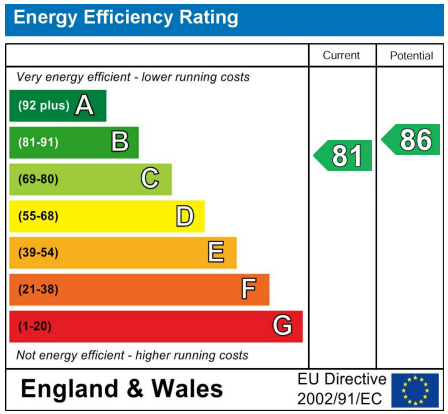






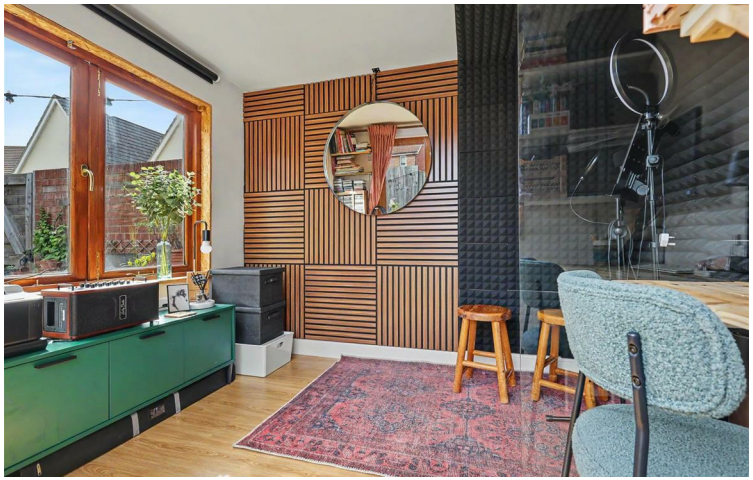


CHEFFINS











Guide Price £445,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Uttlesford



CHEFFINS

Approximate Gross Internal Area
86.66 sq m / 932.80 sq ft
(Excludes Office)
Office Area 6.02 sq m / 64.79 sq ft
Shed Area 1.94 sq m / 20.88 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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

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.

CHEFFINS