



Thaxted Road, Saffron Walden, CB10 2UQ

**CHEFFINS**

## Thaxted Road

Saffron Walden,  
CB10 2UQ

A contemporary, three storey townhouse offering three double bedrooms and stylish, well proportioned accommodation, together with an enclosed garden and parking. Offered chain free.

### 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.

3 2 1

Guide Price £285,000





## GROUND FLOOR

### ENTRANCE HALL

Wood effect flooring with underfloor heating. With door leading through to master bedroom and stairs ascending to the first floor.

### BEDROOM 1

With window to front aspect and storage cupboard. Access through to the en suite.

### EN SUITE

With three piece suite comprising large shower cubicle, W/C and wash hand basin.

## FIRST FLOOR

### LANDING

With door leading through to living area and stairs ascending to first floor.

### KITCHEN/RECEPTION ROOM

An open plan contemporary living space, the kitchen area comprises a range of units with worktop space over, sink unit, induction hob with oven below, integrated dishwasher, washing machine and large American style fridge/freezer. There is a wide full height window providing a good degree of natural light with views of the surrounding area and wood effect flooring.

## SECOND FLOOR

## LANDING

With doors leading through to adjoining rooms.

### BEDROOM 2

With window to the front aspect.

### BEDROOM 3

With window to the front aspect and built in cupboard.

### BATHROOM

With suite comprising panelled bath with shower over, low level WC, wash hand basin, wood effect flooring and part tiled walls.

## OUTSIDE

To the front of the property is a garden with artificial grass area and paved path to the gravelled parking area. The property is set on the eastern side of the block, tucked away from Thaxted Road.

### AGENT'S NOTE

There is an Estate Management charge of £899.70 p.a.

### VIEWINGS

By appointment through the Agents.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 60      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

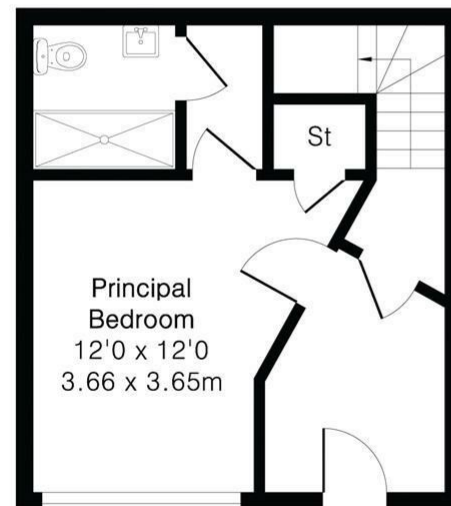
Guide Price £285,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Uttlesford

## Approximate Gross Internal Area 855 sq ft - 78 sq m

Ground Floor Area 285 sq ft – 26 sq m

First Floor Area 285 sq ft – 26 sq m

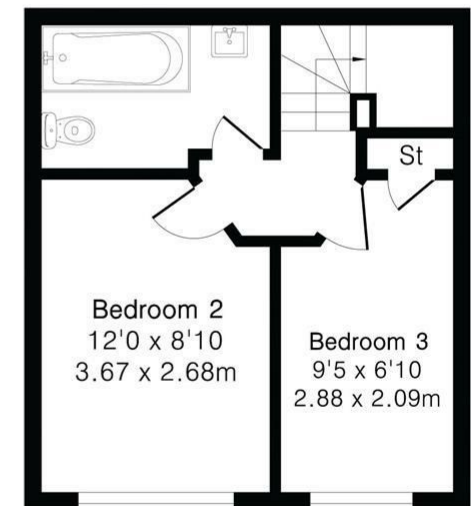
Second Floor Area 285 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

