



Landscape View, Saffron Walden, CB11 4AU

**CHEFFINS**



## Landscape View

Saffron Walden,  
CB11 4AU

- Detached single storey residence
- Beautifully presented, versatile accommodation
- Open plan kitchen/dining/garden room
- Stunning west-facing landscaped gardens
- Detached double garage
- Desirable location on the outskirts of town

A stunning, single storey residence providing well-proportioned and versatile accommodation, together with a beautifully landscaped west facing garden, detached double garage and off-street parking. The property is within a short distance of open countryside.

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**Guide Price £785,000**







## 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.

## ENTRANCE HALL

Entrance door with decorative leaded windows, wooden flooring, storage cupboard and access to the attic space with pull-down ladder.

## SITTING ROOM

A well-proportioned, dual aspect room with a pair of double glazed windows to the side and a pair of double glazed doors with adjoining full height double glazed panels providing a good degree of natural light and access to the beautiful garden and terrace. Wooden flooring.

## KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with granite worktop space over, sink unit, integrated dishwasher, eye level oven and microwave, hob and space for fridge freezer. Tiled flooring, double glazed window to the side aspect and large Velux skylight providing natural light. Views through the garden room to the terrace and garden beyond.

## UTILITY ROOM

Fitted with base and eye level units with granite worktop space over, sink unit, free standing washing machine and tumble dryer. Tiled flooring and double glazed door to the outside space.

## GARDEN ROOM

A beautiful vaulted room offering a multitude of uses and enjoying a good degree of natural light and views of the garden via a number of double glazed doors and window. Fireplace with exposed brickwork and tiled flooring.

## STUDY/BEDROOM 3

Double glazed window to the side aspect and wooden flooring.

## CLOAKROOM

Comprising low level WC, vanity wash basin, heated towel rail, built-in linen cupboard and double glazed window to the side aspect.

## BEDROOM 1

Double glazed box bay window to the front aspect with window seat and storage cupboard below, built-in wardrobe and wooden flooring. Door to:

## EN SUITE

Comprising vanity wash basin with drawers below, low level WC, shower enclosure, heated towel rail and double glazed window with Velux window above.

## BEDROOM 2

Double glazed box bay window to the front aspect with window seat and storage below and built-in wardrobe. Door to:

## EN SUITE

Comprising shower enclosure, panelled bath, low level WC, vanity wash basin, heated towel rail and double glazed window.

## ATTIC

Accessed via a pull-down timber staircase, the attic is plastered and carpeted and provides an excellent storage space with a Velux skylight and eaves storage space. The room could be easily converted to additional accommodation, subject to needs and relevant approval.

## OUTSIDE

The property is set within a short distance of open countryside. The gardens are a particular feature of the property, having been lovingly cared-for and professionally landscaped to

provide an excellent outdoor space. The property is accessed via a wrought iron gate and railings with mature beech hedging, in turn leading to a natural stone paved terrace with pathway leading to the front door and gates to either side providing access to the rear garden. The rear garden is west facing, making the most of the afternoon and evening sun. Adjoining the rear of the property is a paved terrace with awning providing a beautiful outdoor entertaining space, in turn leading to further natural stone paved terraces, granite and stone paving, oak garden architecture and well-stocked flower and shrub borders creating a wash of colour. To the rear of the garden is a gravelled driveway with vehicular access from Seven Devils Lane. The driveway provides extensive off-street parking and access to the detached double garage.

## DETACHED DOUBLE GARAGE

Electric up and over door, power and lighting connected and personal door to the side.

## VIEWINGS


By appointment through the Agents.









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

Guide Price £785,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Uttlesford











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>.

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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.

