



Upsheres, Saffron Walden, CB11 3BP

CHEFFINS

Upsheres

Saffron Walden,
CB11 3BP

- Four bedrooms
- Tucked away position
- Generous landscaped garden
- En-suite to principle bedroom
- High spec throughout
- Ample driveway parking
- Garage

An extended and beautifully appointed four bedroom home tucked away in a popular residential location. The property offers bright and well proportioned accommodation comprised over three floors, together with ample off street parking, garage and a private, landscaped rear garden.



Guide Price £550,000





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

Entrance door with inset decorative obscure glass panels together with obscure double glazed windows to the front and side aspects, staircase rising to the first floor with storage cupboard under. Door to:

LIVING ROOM

Double glazed window to the front aspect.

KITCHEN/DINING ROOM

Recently refitted with a range of base and eye level units with worktops over, sink unit with mixer tap, Neff four ring induction hob with extractor hood over, integrated oven with microwave above, integrated dishwasher and space for American style fridge freezer. Double glazed window to the rear aspect, archway leading to the snug and door to:-

BOOT ROOM

Door with adjoining obscure double glazed window to the side aspect and door to:

CLOAKROOM

Comprising low level WC, ceramic wash basin with tiled splashback and vanity cupboard beneath, tiled flooring and obscure double glazed window to the side aspect.

SNUG

Double glazed Velux window and double glazed patio doors opening to the rear garden.

FIRST FLOOR

LANDING

Obscure double glazed window to the side aspect, airing cupboard with shelving, doors to adjoining rooms and staircase rising to the second floor.

BATHROOM

Refitted suite comprising panelled bath with shower over, ceramic wash basin, low level WC, heated towel rail and tiled walls. Obscure double glazed to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the rear aspect.

BEDROOM 4/STUDY

Double glazed window to the side aspect.

SECOND FLOOR

LANDING

Obscure double glazed window to the side aspect and door to:

PRINCIPAL BEDROOM

A dual aspect room with double glazed window to the rear and Velux windows to the front. Built-in eaves storage cupboards and door to:

EN SUITE

Refitted suite comprising walk-in shower enclosure, wash basin, low level WC, heated towel rail and tiled walls. Obscure double glazed window to the rear aspect.

OUTSIDE

The property has a gravelled driveway providing off-street parking for up to 5 vehicles and access to the garage. There is gated side access to the rear garden which is predominantly laid to lawn with a patio, raised sleeper beds and planted with a range of shrubs and flowers. In addition there is a timber storage shed, an artificial turf area and secure gated access to the rear.

GARAGE

Up and over door, power connected and space for tumble dryer and chest freezer.

VIEWINGS

By appointment through the Agents.







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

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Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

**Approximate Gross Internal Area 1356 sq ft - 126 sq m
(Excluding Garage)**

Ground Floor Area 628 sq ft - 58 sq m

First Floor Area 450 sq ft - 42 sq m

Second Floor Area 278 sq ft - 26 sq m

Garage Area 128 sq ft - 12 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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