



Corner Park, Saffron Walden, CB10 2EF

CHEFFINS

Corner Park

Saffron Walden,
CB10 2EF

- Extended detached home
- Open kitchen/diner
- Four bedrooms
- Two bathrooms
- Driveway and garage
- Landscaped rear garden with an Indian sandstone patio
- Large corner plot in a quiet cul-de-sac

A stunning four bedroom home tucked away in a popular cul-de-sac. The property enjoys well proportioned accommodation featuring a refitted kitchen & bathroom. In addition, there is a good sized landscaped garden extending to the rear and sides of the property, together with a driveway and garage.

4 2 2

Guide Price £675,000





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 and obscure glazed window to the front aspect, staircase rising to the first floor, fitted coat cupboard and doors to adjoining rooms.

SITTING/DINING ROOM

A spacious, full length room with windows to the front and rear aspects.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with quartz worktops, stainless steel sink, integrated dishwasher, Samsung induction hob with extractor hood over, Neff double oven, fridge, freezer and walk-in pantry cupboard. The room has porcelain tiled flooring with electric underfloor heating. The kitchen has a vaulted ceiling with a Velux window to the side and further window to the rear providing a good degree of light. Aluminium French doors open from the breakfast room to the garden. Doorway to:

UTILITY ROOM

Fitted with base and eye level units with space and plumbing for washing machine and tumble dryer, stainless steel sink, part-glazed door providing side external access and doorway to:

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with electric shower over, heated towel rail and obscure glazed window to the side aspect.

STUDY

Window to the front aspect and understairs storage cupboard.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard, access to the part-boarded loft space and window to the side aspect.

PRIMARY BEDROOM

Window to the front aspect and fitted wardrobes.

BEDROOM 2

Windows to the front aspect.

BEDROOM 3

Fitted wardrobes and window to the rear aspect.

BEDROOM 4

Window to the rear aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC,

shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

The property is set on a generous corner plot in a tucked-away cul-de-sac location, within easy access of the town and a network of footpaths over the nearby countryside. To the front of the property is a driveway providing off-street parking with EV charging point and access to the detached garage, with provision for further off-street parking if required. There is gated side access to the garden which extends to the rear and both sides, featuring a large Indian sandstone patio, perfect for al fresco entertaining, with a wall, raised beds and decorative box hedging. Steps lead to the rest of the garden which is predominantly laid to lawn with hedge borders offering a good degree of seclusion.

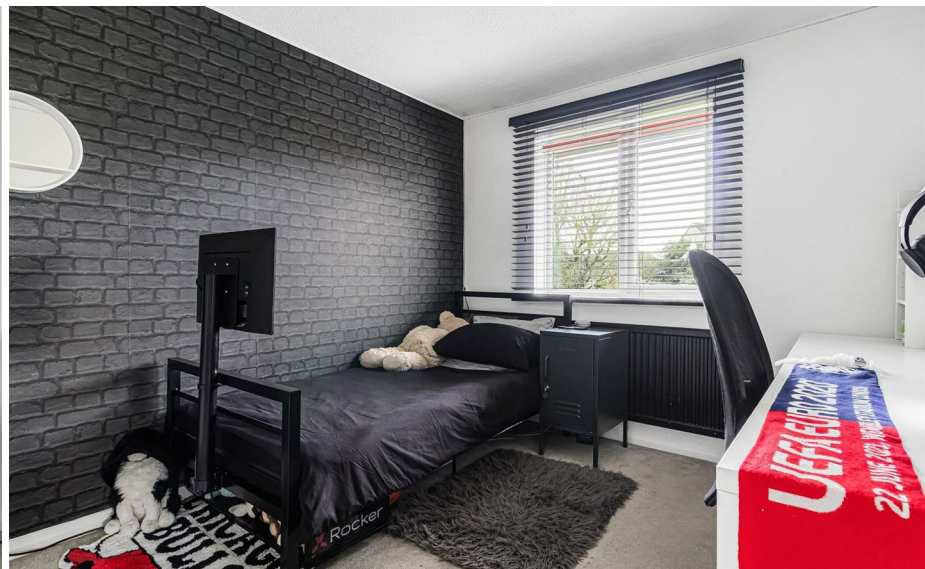
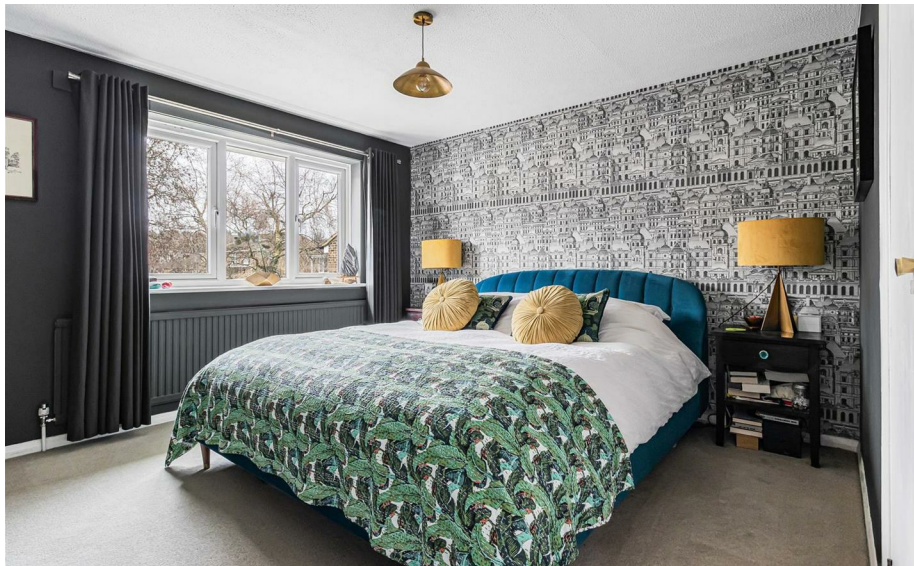
DETACHED GARAGE

Up and over door, power and lighting connected.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £675,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Uttlesford





**Approximate Gross Internal Area 1520 sq ft - 141 sq m
(Excluding Garage)**

Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 108 sq ft – 10 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.

