New Road, Saffron Walden, CB10 1LP

CHEFFINS

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New Road

Saffron Walden,
CB10 1LP

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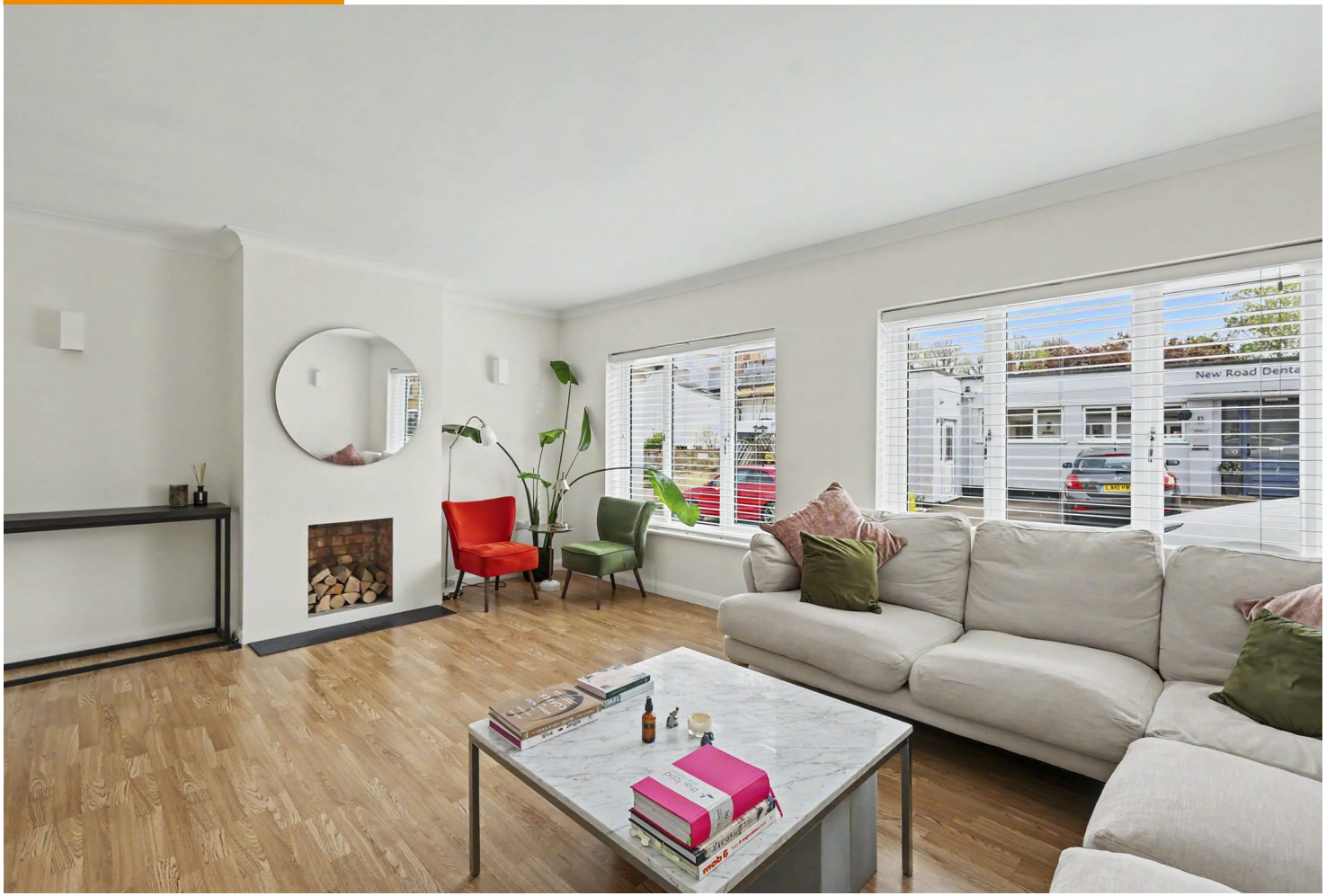
Guide Price £600,000

- Single storey residence
- Light and beautifully presented accommodation
- Low-maintenance landscaped garden
- Garage & off-road parking
- Central town location

A single storey residence set in a prime, central location within the town, being only a short walk to the Market Square and town facilities. The property enjoys versatile accommodation, together with a private garden, off-street parking and garage.



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
Contemporary, obscure glazed entrance door, built-in storage cupboard and replacement doors to the adjoining rooms. Open plan to:

KITCHEN/BREAKFAST ROOM
A versatile and spacious living space enjoying a good degree of natural light via double glazed windows to the rear and side aspects, together with a pair of double glazed doors leading directly to the rear terrace. The kitchen comprises a range of base units with worktop space over incorporating breakfast bar, sink unit, gas hob with oven below, space for washing machine and American style fridge freezer. Open plan to:

SITTING ROOM
Another nicely proportioned and well-lit room with a pair of large double glazed windows to the front aspect and fireplace with potential for a log burning stove (subject to survey and flue liner).

BEDROOM 1
A pair of double glazed windows to the rear aspect overlooking the terrace and garden.

BATHROOM
Comprising panelled bath, vanity wash basin, low level WC and obscure double glazed window.

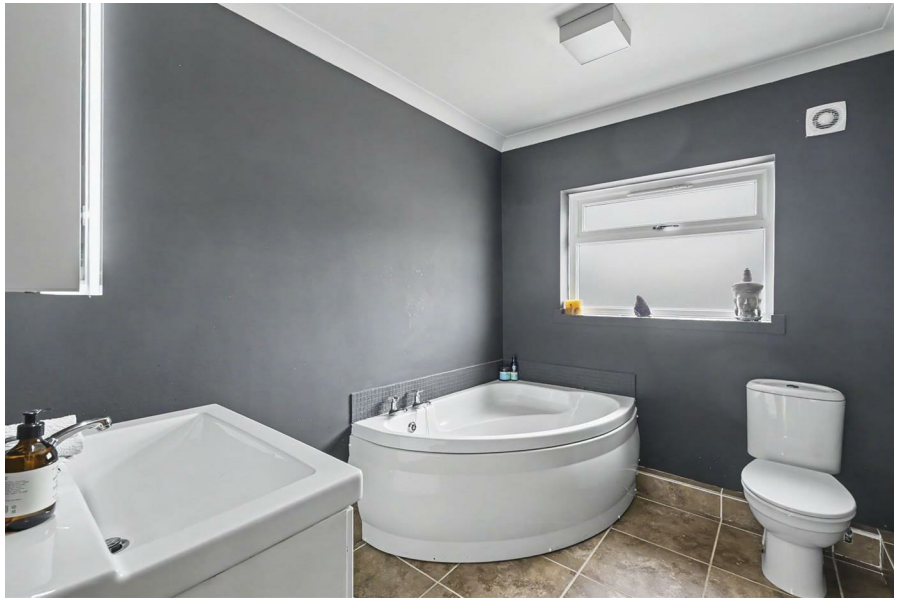
BEDROOM 2
Wide double glazed window to the front aspect.

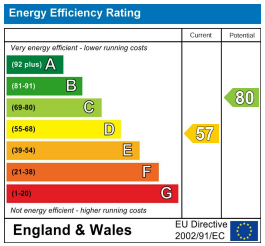
SHOWER ROOM
Comprising shower enclosure, wash basin, low level WC and obscure double glazed window.

OUTSIDE
The property is set in an excellent central, yet tucked-away town location, a short walk to the Market Square and town facilities. To the front of the property is off-street parking for up to two vehicles. To the rear of the property is a private, low-maintenance paved terrace providing an excellent al fresco entertaining space.

ADJOINING GARAGE
Up and over door providing vehicular access from the driveway, power, lighting and EV charging point connected, attic storage space and personal door to the rear garden. The garage offers huge scope for conversion to additional living space, subject to needs and relevant approval.

VIEWINGS
By appointment through the Agents.





Guide Price £600,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

Approximate Gross Internal Area
137.96 sq m / 1484.98 sq ft
(Including Garage)
Garage Area 15.01 sq m / 161.56 sq ft

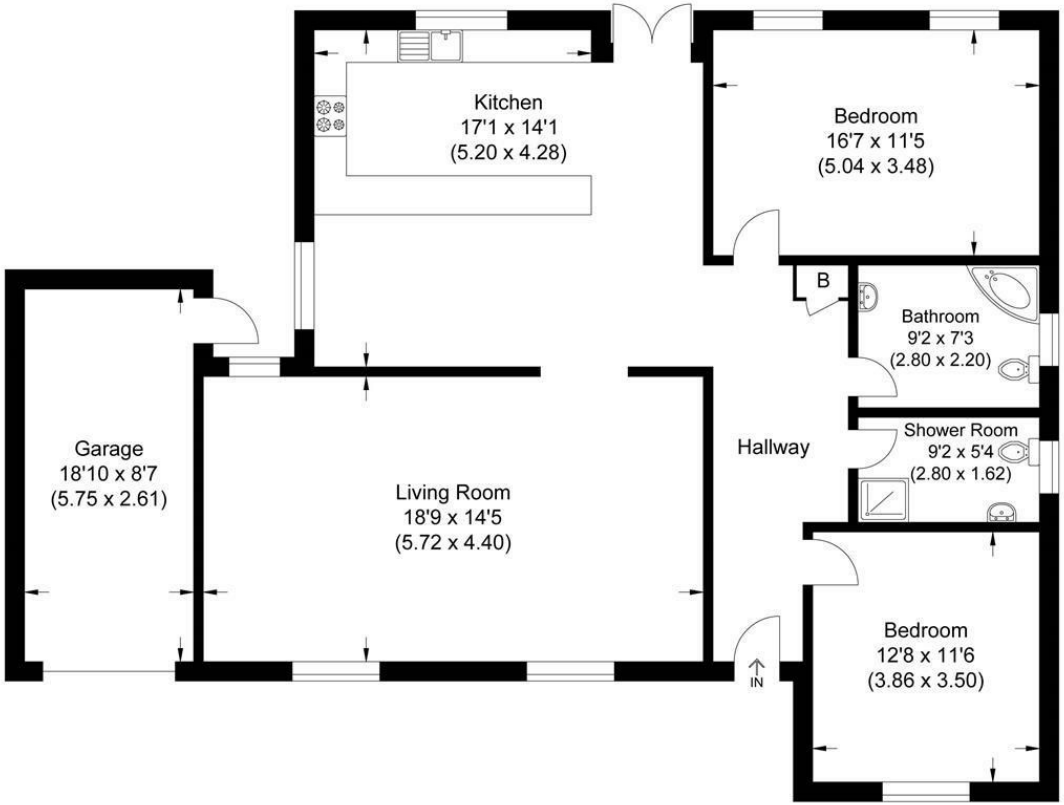


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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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.