



Debden Road, Saffron Walden, CB11 4AB



## Debden Road

Saffron Walden,  
CB11 4AB

- Central town location
- Kitchen/breakfast room
- Three bedrooms, plus study/nursery room
- Family bathroom, two en suite bedrooms plus cloakroom
- Private rear garden
- Allocated off street parking

A handsome town house set in an excellent central town location. The property offers well-proportioned and versatile accommodation over three floors, including west facing rear garden and allocated parking space. Offered chain free.

3 3 1

**Guide Price £495,000**





## 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, staircase rising to the first floor with understairs storage cupboard. Doors to adjoining rooms.

### KITCHEN/BREAKFAST ROOM

The kitchen has been fitted with a range of base and eye level units with granite work surfaces incorporating Bosch appliances including a fridge/freezer, dishwasher, washing machine, stainless steel five ring hob with overhead extractor and oven beneath, stainless steel sink with mixer tap, tiled flooring, double glazed sash window to the front aspect and downlighting.

### CLOAKROOM

Two piece suite comprising pedestal ceramic wash hand basin, low level WC, tiled walls and floor.

### SITTING ROOM

Double glazed sash windows to the rear aspect together with double glazed French doors leading out onto the rear courtyard garden.

## FIRST FLOOR

## LANDING

Double glazed sash window to the front aspect, staircase leading to the second floor, doors to adjoining rooms.

### BEDROOM 2

Double glazed sash window to the rear aspect. Door to:-

### EN SUITE

Comprising three piece suite of ceramic pedestal wash hand basin, low level WC, shower enclosure, tiled walls and flooring and heated towel rail.

### FAMILY BATHROOM

Three piece suite comprising ceramic pedestal wash hand basin, panelled bath with shower over and glass screen, heated towel rail, low level WC.

### BEDROOM 3

Double glazed sash window to the front aspect.

### STUDY/NURSERY ROOM

Double glazed sash window to the front aspect.

## SECOND FLOOR

## LANDING

Door to:-

### PRINCIPAL BEDROOM

Double glazed sash window to the front aspect.

### DRESSING ROOM

Walk-in wardrobe space with eaves storage.

### EN-SUITE

Three piece suite comprising shower enclosure, ceramic pedestal wash hand basin, wall hung WC, tiled walls and flooring and heated towel rail.

### OUTSIDE

The property is approached via wrought iron gate which opens to a paved pathway to the front door with a small front garden which is mainly gravelled with laurel hedging. To the rear of the property is a courtyard garden with a range of mature shrubs, flowers and trees bordering along with timber fences. A side entrance gate leads to the parking space and covered bin store.

### VIEWINGS

By appointment through the Agents.



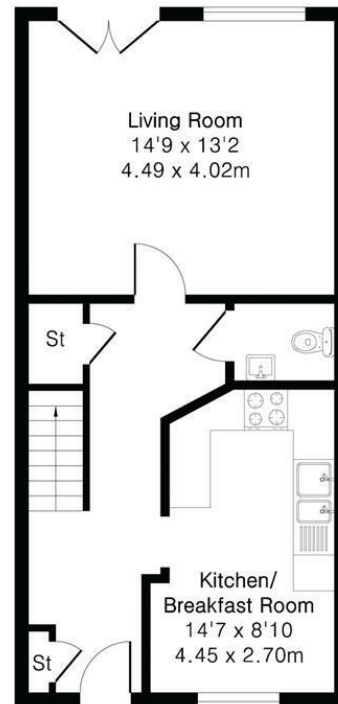


## Approximate Gross Internal Area 1312 sq ft - 121 sq m

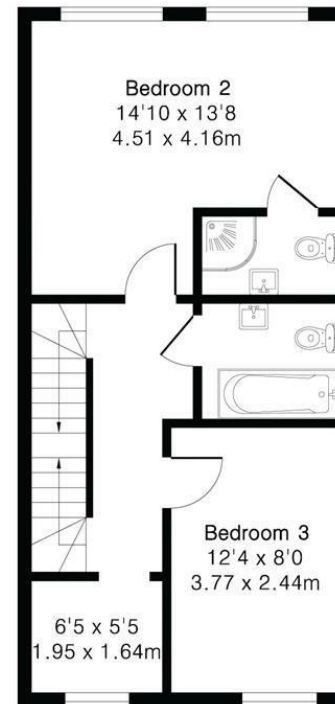
Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 477 sq ft – 44 sq m

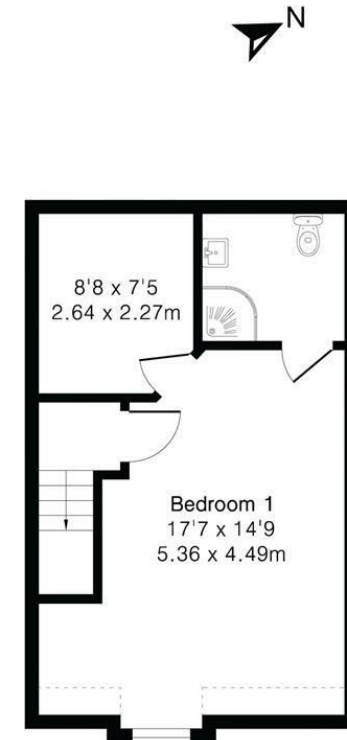
Second Floor Area 358 sq ft – 33 sq m



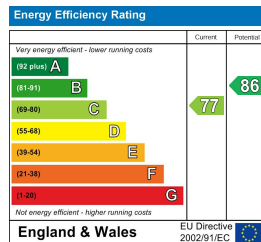
Ground Floor



First Floor



Second Floor



Guide Price £495,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

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.