



Lompits Way, Saffron Walden, CB11 4BZ

CHEFFINS

Lompits Way

Saffron Walden,
CB11 4BZ

- Well-presented family home
- Versatile accommodation
- Four bedrooms – Two En suite
- Convenient location
- Landscaped garden

A spacious, two storey property which has been more recently refurbished to provide well-presented accommodation throughout, together with an integral garage and private garden. The property is well-positioned for access to the town centre, schools and commuter links.

4 3 2

Guide Price £650,000





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

Obscure double glazed entrance door, built-in storage cupboard and understairs storage cupboard.

RECEPTION ROOM

A dual aspect reception room with double glazed window to the front overlooking the garden, double glazed bi-folding doors providing views and access to the rear courtyard and further double glazed porthole window. The room also benefits from an extensive range of fitted cupboards with sliding doors. Staircase rising to the first floor.

KITCHEN/DINER

A spacious, versatile room providing a modern living space. The kitchen comprises an extensive range of base and eye level units, together with a central island with breakfast bar area, hob with oven below, twin bowl sink unit, integrated dishwasher, fridge and freezer. Three double glazed windows providing a good degree of natural light, together with double glazed bi-folding doors leading to the rear courtyard terrace. Door to:

UTILITY ROOM

Comprising base and eye level units with

worktop space over, sink unit, space for washing machine and double glazed door with adjoining double glazed door providing access to the outdoor space. Door to:

INTEGRAL GARAGE

Vehicular access via an up and over door from the driveway, power and lighting connected and potential for eaves storage space.

CLOAKROOM

Comprising low level WC and vanity wash basin.

BEDROOM 4

Double glazed window to the front aspect overlooking the garden and street scene. Door to:

EN SUITE

Comprising large shower enclosure, vanity wash basin, low level WC and obscure double glazed window.

FIRST FLOOR

LANDING

Built-in cupboard housing the Worcester gas fired boiler.

BEDROOM 1

Windows to two aspects, together with an extensive range of built-in cupboards and wardrobes providing excellent storage. Sliding door to:

EN SUITE

Comprising shower enclosure, vanity wash basin, low level WC and obscure glazed skylight.

BEDROOM 2

A dual aspect room enjoying a good degree of natural light and access to the eaves storage.

BEDROOM 3

Double glazed window and access to the eaves storage.

BATHROOM

Comprising bath with independent shower over, low level WC, vanity wash basin and obscure double glazed window.

OUTSIDE

The property is well-positioned within the town, being within convenient walking distance of the town centre, schools and commuter connections. The property enjoys a corner plot; to the front is a landscaped garden with paved pathway leading to the front door. To the side of the property is a driveway providing extensive off-street parking, access to the garage with electric charging point, and an adjoining lawn. Accessed from the kitchen/diner an sitting room is a private, south-west facing, low maintenance courtyard terrace which is ideal for outdoor entertaining.







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		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - D

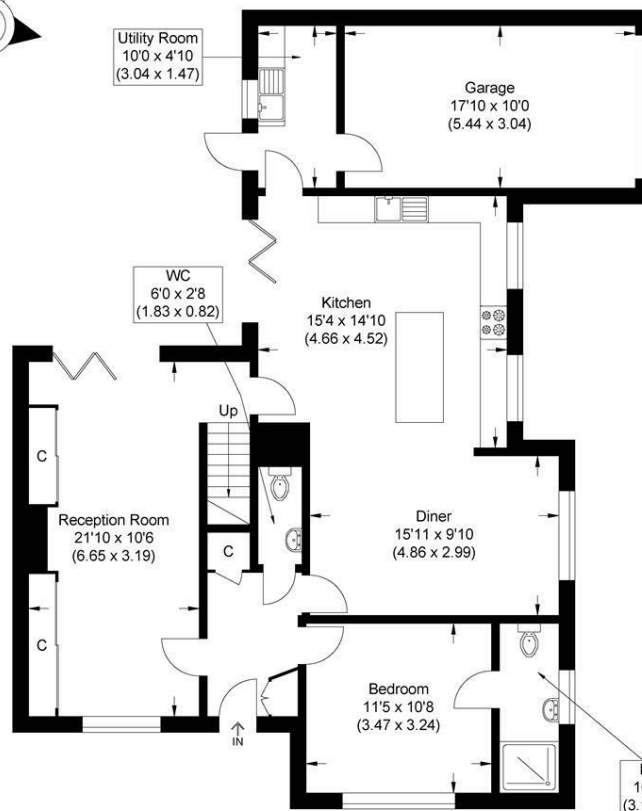
Local Authority - Uttlesford

[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.



Ground Floor



First Floor

Approximate Gross Internal Area
173.81 sq m / 1870.87 sq ft
(Includes Garage)
Garage Area 16.54 sq m / 178.03 sq ft

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

