



Plantation Close, Saffron Walden, CB11 4DS

**CHEFFINS**

## Plantation Close

Saffron Walden,  
CB11 4DS

A one bedroom home situated in a popular residential location with a private rear garden and garage. The property enjoys bright and well-proportioned accommodation and is offered with no upward chain.

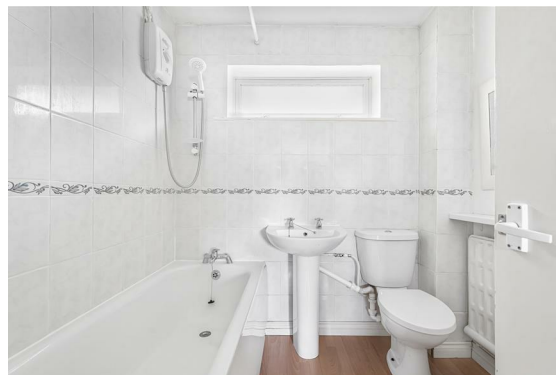
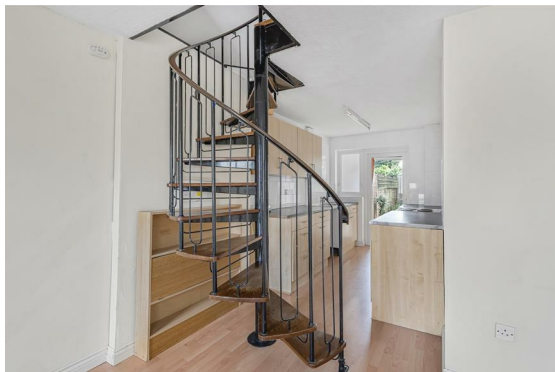
### LOCATION

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.



**Guide Price £199,500**





## **GROUND FLOOR**

### **ENTRANCE DOOR**

With porch, opening to:

### **SITTING/DINING ROOM**

Full height window to the front aspect, spiral staircase rising to the first floor and opening to:

### **KITCHEN**

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric cooker, free standing fridge and space for washing machine. Glazed door opening to:

### **SUN ROOM**

A large carpeted room with glazed sliding doors opening to the garden.

## **FIRST FLOOR**

### **BEDROOM**

Two windows to the front aspect and fitted wardrobes. Door to:

### **BATHROOM**

Comprising pedestal wash basin, low level WC, panelled bath with electric shower over, door to airing cupboard and obscure glazed window to the rear aspect.

## **OUTSIDE**

To the front of the property is a small front garden. The rear garden is laid to lawn with a gravelled terrace providing a very private and sunny outside space. A rear gate provides access to a short alleyway leading to the lock-up garage. There is also plenty of roadside parking in the cul-de-sac.

## **VIEWINGS**

By appointment through the Agents.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-100) <b>A</b>                           |           | <b>89</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>52</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

Guide Price £199,500

Tenure – Freehold

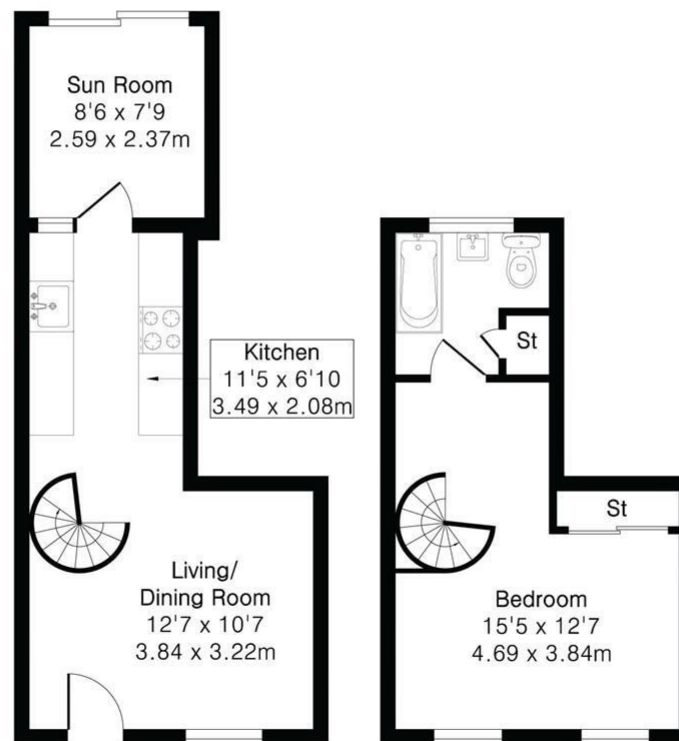
Council Tax Band – B

Local Authority – Uttlesford

**Approximate Gross Internal Area 493 sq ft - 46 sq m**

Ground Floor Area 282 sq ft – 26 sq m

First Floor Area 211 sq ft – 20 sq m



[For more information on this property please refer to the Material Information Brochure on our website.](#)



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

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.