



St. Mary's View, Saffron Walden, CB10 2GF

**CHEFFINS**

## St. Mary's View

Saffron Walden,  
CB10 2GF

- No onward chain
- Two double bedrooms
- Tucked away location
- Popular residential location
- Bright and well proportioned
- Walking distance to amenities

A well appointed, contemporary home positioned in a tucked away and popular residential location. The property enjoys bright and well proportioned living accommodation throughout, together with generous, Easterly garden. No onward chain.



**Guide Price £355,000**





## 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 and doors to adjoining rooms.

### KITCHEN

Fitted with a range of base and eye level units with tiled splashbacks, stainless steel sink, four ring gas hob with extractor hood over and oven below, space for free-standing fridge freezer, dishwasher and washing machine. Double glazed window to the front aspect.

### CLOAKROOM

Comprising low level WC, ceramic wash basin, heated towel rail and obscure double glazed window to the front aspect.

### LIVING ROOM

Understairs storage cupboard, windows to the rear aspect and door to:

### CONSERVATORY

Windows to three aspects and French doors opening to the garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

Double glazed window to the front aspect and integrated wardrobe.

### BEDROOM 2

Window to the rear aspect.

### BATHROOM

Comprising panelled bath with shower over, wash basin with vanity cupboard beneath, low level WC and heated towel rail.

### OUTSIDE

The low maintenance rear garden is predominantly paved with mature shrub borders and fully enclosed by timber fencing. There is gated access to the rear of the garden providing access to a pathway to the garage, with parking space in front.

### VIEWINGS

By appointment through the Agents.



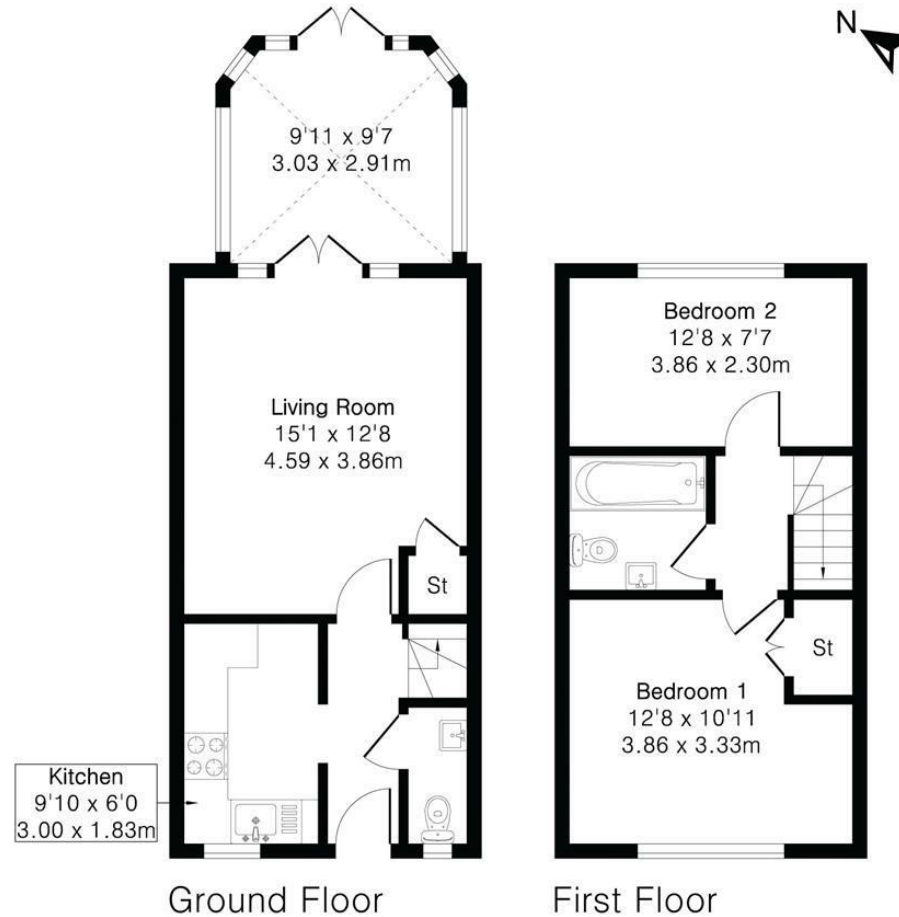




**Approximate Gross Internal Area 741 sq ft - 69 sq m**

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 321 sq ft – 30 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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 £355,000

Tenure – Freehold

Council Tax Band – C

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.