

East Street, Saffron Walden, CB10 1LS

CHEFFINS

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East Street

Saffron Walden,
CB10 1LS

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Guide Price £825,000



- Detached home
- Kitchen/diner
- Four bedrooms
- Landscaped garden with a south-facing aspect
- Garage
- No upward chain

A spacious four-bedroom detached house set in an elevated position in the heart of the town. The property features light-filled, well-presented interiors, along with a landscaped south-facing garden and a 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.

GROUND FLOOR

REAR ENTRANCE HALL
Access to the property is via a rear entrance door, with door to inner hallway and door to:

UTILITY ROOM
Fitted with base units with butler sink, space and plumbing for washing machine.

INNER HALLWAY
Doors to adjoining rooms, staircase rising to the first floor with understairs cupboard and Velux window providing natural light.

CLOAKROOM
Comprising low level WC and wash basin with vanity unit beneath.

KITCHEN/DINER
Fitted with a range of base and eye level units with granite worktops and tiled splashbacks, stainless steel sink, five ring gas hob with extractor hood over, electric double oven, space and plumbing for dishwasher, door to pantry cupboard, windows to the front and side aspects and external door to the side. The dining room has bespoke fitted cabinets and a box bay window to the front aspect.

SITTING ROOM
Window to the front aspect, feature contemporary gas fire, underfloor heating and opening to:

GARDEN ROOM
Enjoying a good degree of natural light via windows to the rear aspect, Velux window and glazed French doors opening to the rear garden. Underfloor heating.

FIRST FLOOR

LANDING
Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1
Windows to the front and rear aspects, fitted wardrobes.

BEDROOM 2
Window to the front aspect, fitted wardrobes and access to the loft space.

BEDROOM 3
Window to the front aspect and fitted wardrobes.

BATHROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over and heated towel rail. Window to the side aspect.

BEDROOM 4
Window to the rear aspect, fitted wardrobes and wash basin with vanity unit beneath.

OUTSIDE
To the rear of the property there is a south-facing rear garden which has been beautifully landscaped with a sunken terrace, ideal for al fresco entertaining. Steps lead up to a further paved terrace with raised shrub beds and sculptured hedges bordering. To the rear of the garden are a pair of timber gates which could provide vehicular access, if required.

GARAGE
Adjoining the property to the rear, with vehicular access from Tanners Way. Up and over door, power and lighting connected and window and personal door to the garden.

There is additional residents' permit parking in East Street.

VIEWINGS
By appointment through the Agents.





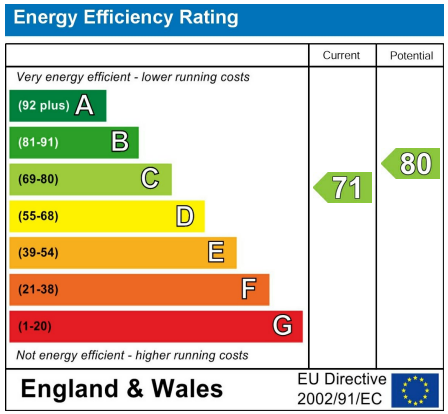




















Guide Price £825,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford


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Approx gross internal floor area 153 sqm (1650 sqft) excluding Garage

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.

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