



Long Horse Croft, Saffron Walden, CB11 4BJ

CHEFFINS

Long Horse Croft

Saffron Walden,
CB11 4BJ

- Three bedrooms
- Popular residential location
- Two shower rooms
- Scope for enlargement STP
- Generous rear garden
- Off street parking

A superbly appointed and versatile three bedroom home positioned in a popular residential location within the town. The property enjoys bright and well proportioned living accommodation throughout, together with integral garage and generous landscaped rear garden. There is scope for further enlargement STP.

3 2 2

Guide Price £395,000





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 PORCH

Entrance door and double glazed window to the side aspect. Door to:-

DINING ROOM

Double glazed window to the front aspect and open archway to:-

LIVING ROOM

Stairs leading to the first floor with storage space below, double glazed patio doors with access to:-

CONSERVATORY

Triple-aspect room with double-glazed windows and double-glazed doors providing access to the garden.

SHOWER ROOM

Comprising ceramic wash basin with splashback tiles, low level WC, walk-in shower enclosure with tiled walls, heated rail and tiled floor.

KITCHEN

Fitted with a range of base and eye level units with worktop over, stainless steel sink with splashback tiles, integrated appliances of oven with grill above, four ring induction hob with extractor above, fridge freezer, dishwasher, washing machine, tiled floor, double glazed window and double glazed door with access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BATHROOM

Recently re-fitted with ceramic wash basin with vanity cupboard space beneath, low level WC, panelled bath with shower over, heated towel rail, tiled walls and floor, obscure double glazed window to the rear aspect.

BEDROOM 1

Double glazed window to the front aspect, fitted double wardrobes with shelving.

BEDROOM 2

Double glazed window to the rear aspect with views of the garden.

BEDROOM 3

Double glazed window to the front aspect and built-in storage cupboard over the stairwell.

OUTSIDE

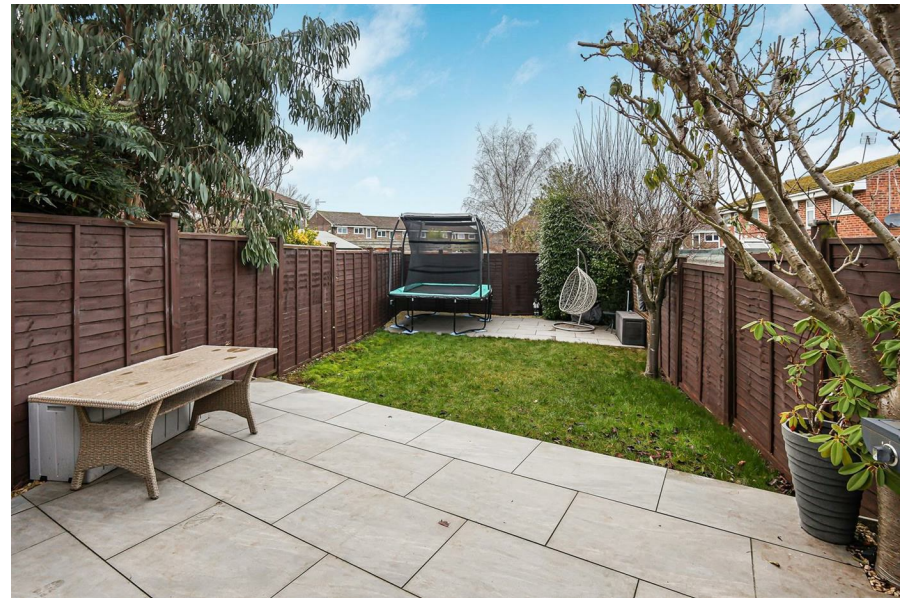
A tarmac driveway provides parking for two cars and leads to the integral garage. Gated side access opens to a westerly rear garden, partly patio and lawn, with a second rear patio bordered by trees and timber fences.

FORMER GARAGE

Providing a useful storage space, fitted with an up and over door, power and lighting connected.

VIEWINGS

By appointment through the Agents.

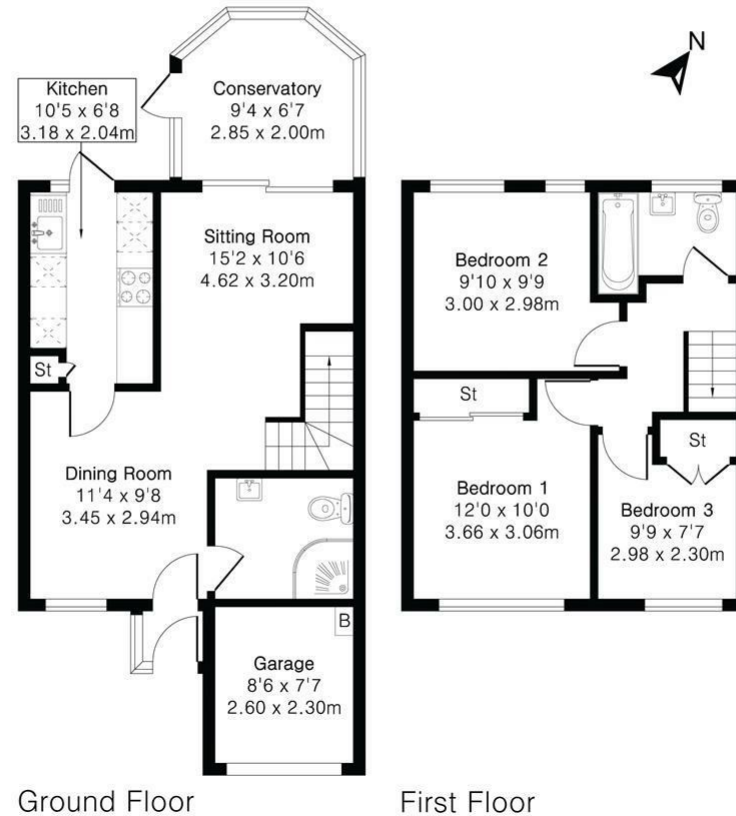


**Approximate Gross Internal Area 867 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 394 sq ft – 37 sq m

Garage Area 64 sq ft – 6 sq m



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 £395,000

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.



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