

Kevin Henry

EST. 1988



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Situated in a sought-after private development in central Saffron Walden, a well-presented, four bedroom, semi-detached townhouse. Set over three floors, the property comprises entrance hall, downstairs WC and two storage cupboards, kitchen with integrated appliances, large living room leading into a conservatory, 3 bedrooms on the first floor - one with en suite - and a family bathroom, with master en-suite on the top floor.

PROPERTY AT A GLANCE

- 4 bedroom town house on 3 floors
- Two en-suites and family bathroom
- Enclosed rear garden
- Sought-after residential area
- Allocated parking, plus additional parking spaces
- Close to schools and town centre
- No onward chain

The property has the added advantage of a good sized, enclosed, west facing garden, which is partly paved and partly laid to lawn, and an allocated parking space directly outside the house. It is being offered with NO ONWARD CHAIN.

SAFFRON WALDEN

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events, which is situated at the County High School. R. A. Butler and St. Thomas More primary schools are close-by and Saffron Walden County High secondary school is just a short walk. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Offers in excess of £450,000





ENTRANCE HALL:

Staircase to first floor, storage cupboard.

CLOAKROOM:

Comprising low-level WC and pedestal wash basin, with part-tiled walls, extractor fan and radiator.

KITCHEN:

10'7" x 9'1" (3.23m x 2.77m)

Fitted with a range of base and eye-level units, worksurfaces incorporating stainless steel sink and drainer, NEFF five-ring gas hob, integrated fridge / freezer and integrated dishwasher, double-glazed window to the front aspect.

LIVING ROOM:

14'7" x 14'7" (4.45m x 4.45m)

With radiator, and French doors leading into:

CONSERVATORY:

12'6" x 9'5" (3.8m x 2.87m)

Oak flooring with underfloor heating, and double-glazed doors leading into the garden.

ON THE FIRST FLOOR:

LANDING:

Doors leading to:

BEDROOM 2:

14'6" x 9'1" (4.42m x 2.77m)

Double-glazed window to front aspect, and radiator.

EN-SUITE SHOWER ROOM:

Suite comprising tiled shower cubicle, pedestal wash basin and low-level WC.

BEDROOM 3:

11'2" x 8'1" (3.4m x 2.46m)

Double-glazed window to rear aspect, and radiator.

BEDROOM 4:

11'6" x 6'1" (3.5m x 1.85m)

Double-glazed window to rear aspect.

BATHROOM:

Suite comprising panelled bath, pedestal wash basin, low-level WC and heated towel rail.

SECOND FLOOR LANDING:

Doors leading to:

MASTER BEDROOM:

14'7" x 9'6" (4.45m x 2.9m)

With two double wardrobes, radiator and double-glazed window to rear aspect. This room has a sloping ceiling to one side and the width of the room is measured from a height of 1.5m. The length of the room is measured to the back of the built-in wardrobes.

EN-SUITE SHOWER ROOM AND DRESSING ROOM:

Tiled shower cubicle, pedestal wash basin, low-level WC, heated towel rail and double-glazed window to the front aspect.

OUTSIDE:

To the front there is allocated parking for one vehicle, plus additional parking spaces. The enclosed rear garden is laid mainly to lawn, with a paved patio area.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

Band E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.



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