



Strachey Close, Saffron Walden

Price: Freehold £360,000

- Three bedrooms
- Double fronted
- Modern kitchen
- Large lounge/diner
- Bi-folding doors to the garden
- South facing garden
- Master en suite
- Parking for up to three cars

EPC Rating: B



The property is still within its NHBC guarantee and offers well-proportioned accommodation throughout with spacious hallway, modern kitchen with integrated appliances, cloakroom/utility room, and an open plan lounge/diner. There is Amtico flooring throughout the ground floor. The first floor comprises of three good size bedrooms - one with shower en suite- and a family bathroom. To the front of the property is driveway parking for up to three cars, and to the rear is a walled south facing garden which is partly lawn and partly patio with space for table and chairs.

Entrance door leading to:

Hallway:

Access to downstairs cupboard,

Cloakroom / Utility:

With low-level WC, wash basin and space and plumbing for tumble dryer and extra storage.

Open plan living / dining room:

5.46m max. x 3.66m max. (17'112 max. x 12'0" max.)

Dining area: Window to front aspect and French doors opening onto the garden. Opening up into the:

Living area: Which was converted from the garage - with bi-fold doors and two floor length windows to the front aspect, access to loft space.

Kitchen:

3.02m max. x 2.87m max. (9'11" max. x 9'5" max.)

Fitted with a very good range of base and eye-level units with granite worktops, integrated fridge freezer, dishwasher, washing machine, four-ring gas hob with double oven under and extractor fan over, integrated stainless steel sink, gas-fired boiler.

First floor landing:

Access to loft space and also to airing cupboard.

Bedroom 1:

4.06m max. x 2.07m max. (13'4" max. x 9'5" max.)

Built-in wardrobes to one wall, window to front aspect.

En-suite:

With corner shower cubicle, low-level WC, wash basin and heated towel rail.

Bedroom 2:

3.15m max. x 3.15m max. (10'4" max. x 10'4" max.)

A good-sized double room with window to rear aspect.

Bedroom 3:

3.15m max. x 1.93m max. (10'4" max. x 6'4")

Window to front aspect.

Family bathroom:

Suite comprising panelled bath with shower attachment, low-level WC, wash hand basin and heated towel rail, part-tiled walls.

Outside:

A driveway provides parking for up to three vehicles. The rear garden is south facing with a patio area, perfect for entertaining or relaxing, and a lawned area with a walled garden.

Local Authority:

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

Council Tax:

Band D.

Energy Efficiency Rating:

B.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100472 - 0001



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Approx gross internal floor area 1100 sqft (102 sqm)

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