

Eddystone Avenue, Saffron Walden, CB10 2PS

CHEFFINS

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Saffron Walden,
CB10 2PS

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Guide Price £650,000

- Highly sought after location
- Double fronted detached house with garage
- Principal bedroom with en suite
- Four bedrooms
- Beautifully presented accommodation
- Landscaped garden



A double fronted detached house set in a recently built and sought after development. The property has been greatly enhanced from the original specification to provide beautifully presented accommodation together with a re-landscaped garden.









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
A bright and spacious entrance hall with obscure glazed entrance door with full-height obscure windows to either side, staircase rising to the first floor enhanced with low level lighting and panelling with understairs storage cupboard together with additional storage cupboard, floor effect flooring which flows through to the adjoining rooms. A pair of glazed doors lead to:-

RECEPTION ROOM
A light and airy dual aspect room with windows to the front and side with fitted shutters, media wall with recess for TV and contemporary electric fireplace with cupboards and shelving to either side.

OFFICE /PLAYROOM
Window to the front aspect with fitted shutters together with built-in storage cupboard..

DINING ROOM
A enhanced room with wood panelling and radiators covers together with a pair of glazed doors providing views and access onto the terrace and garden beyond.

CLOAKROOM
A re-fitted contemporary suite comprising WC with hidden cistern, wash basin, porcelain tiling and wood panelling.

KITCHEN/BREAKFAST ROOM
Modernised from the original build and fitted with a range of base and eye level units with a matching large central island with quartz worktops and also incorporating a breakfast bar, twin bowl sink unit, induction hob with extractor above, double oven and grill, a pair of integrated fridges and freezers, dishwasher and washing machine. The room also enjoys a good degree of natural light via a pair of windows to the side aspect and a pair of glazed doors providing access and views onto the terrace and garden beyond.

FIRST FLOOR

LANDING
Access to the loft space and airing cupboard with shelving, doors to adjoining rooms.

BEDROOM ONE
A triple aspect room with windows to the rear and side with fitted shutters together with a Velux skylight. Adjacent to the main bedroom area is a walk-in wardrobe with fitted shelving and hanging space. Door to:-

EN SUITE
Comprising bath with independent shower over, vanity wash basin, low level WC, obscure window and part-tiled walls and floor.

BEDROOM TWO
A dual aspect room enjoying a good degree of natural light with windows to the front and side with fitted shutters and built-in wardrobes.

BEDROOM THREE
A window to the front aspect with fitted shutters and built-in wardrobes.

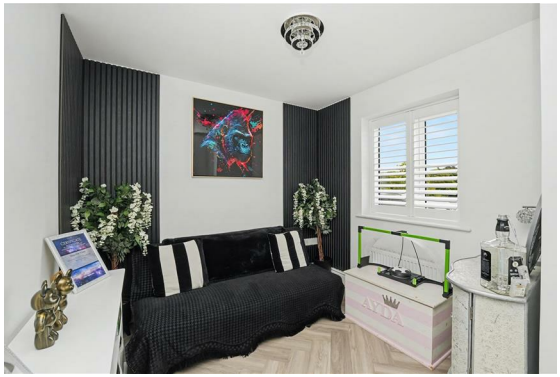
BEDROOM FOUR
A window to the rear aspect overlooking the garden with fitted shutters and built-in wardrobe.

BATHROOM
Comprising bath with shower over, pedestal wash basin, low level WC, part-tiled walls and floor, obscure window to the front aspect,

OUTSIDE
The property forms part of a newly built and popular development. A pathway leads to the front door with porch over and landscaped beds. The rear garden has also been improved from the original specification and provides an excellent low maintenance outdoor space including a paved terrace with steps to an upper garden with artificial lawn and decking/barbeque area which are perfect for al fresco entertaining. A rear gate grants access to the driveway, offering two off-street parking spaces that lead to the garage.

GARAGE
Fitted with up and over door, power, lighting and eaves storage space.

VIEWINGS
By appointment through the Agents.









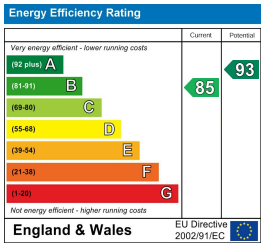














Eddystone Avenue

Approximate Gross Internal Floor Area : 147.90 sq m / 1591.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £650,000
Tenure - Freehold
Council Tax Band - F
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.