

Beck Road, Saffron Walden, CB11 4EH

CHEFFINS

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Saffron Walden,
CB11 4EH

5 2 3

Guide Price £945,000



- Substantial detached family home
- Impressive open plan kitchen/living space with bi-fold doors to garden
- Sitting room with fireplace
- Principal bedroom with en suite
- Private landscaped garden
- Highly sought-after location within the town

A detached house set in a prime location, being well-placed within walking distance of the town centre and local schools. The property has been extended to provide contemporary and versatile accommodation, together with an outdoor entertaining space and off-street parking.



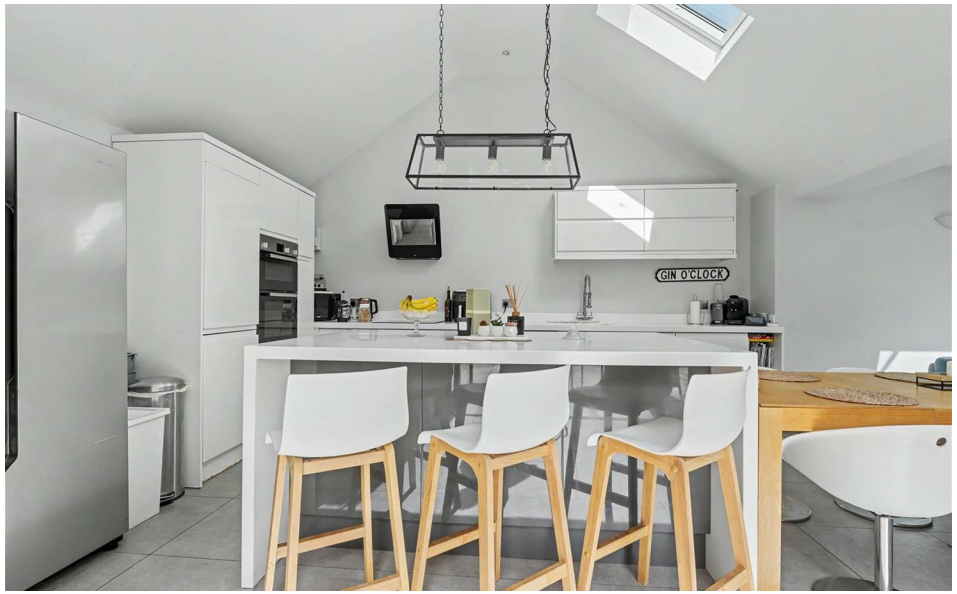












LOCATION

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
Glazed entrance door with adjoining obscure double glazed window, staircase rising to the first floor with understairs storage cupboard and engineered oak flooring which continues through to the adjoining rooms.

SITTING ROOM
A triple aspect room with double glazed windows to the front and side aspects, together with a pair of double glazed sliding patio doors providing access and views to the adjoining terrace and garden beyond. Fireplace with exposed brickwork and scope for installation of a stove. Doorway to:

KITCHEN/DINING/LIVING SPACE
An impressive, contemporary living space, the kitchen comprises a range of base and eye level units with an island with breakfast bar, induction hob and built-in double oven, space for fridge freezer, integrated dishwasher and tiled flooring with underfloor heating. The room is flooded with natural light via a large lantern light, a pair of sklight windows and two sets of bi-folding double glazed doors with direct access to the garden providing a perfect indoor/outdoor living space.

UTILITY ROOM
Fitted with base and eye level units with worktop space over and sink unit, space for washing machine and tumble dryer. Double glazed door providing access to the rear garden.

STUDY
An ideal work space with double glazed window overlooking the rear garden.

SNUG
A versatile, multi-purpose room with double glazed window to the front aspect and door to:

FAMILY ROOM/BEDROOM 5
Another versatile room with double glazed windows to three aspects and door returning to the hallway.

CLOAKROOM
Comprising low level WC, wash basin and obscure double glazed window.

FIRST FLOOR

LANDING
Doors to adjoining rooms and access to the loft space.

BEDROOM 1
Double glazed window to the rear aspect overlooking the garden, a pair of fitted wardrobes and door to:

EN SUITE
Comprising large walk-in shower enclosure, WC with hidden cistern, vanity wash basin and Velux skylight.

BEDROOM 2
A dual aspect room with double glazed windows to the front and aspects and built-in wardrobe.

BEDROOM 3
Double glazed window to the front aspect and built-in wardrobe.

BEDROOM 4
Double glazed window to the rear aspect overlooking the garden.

BATHROOM
Comprising bath with shower attachment, separate shower enclosure, low level WC, wash basin and obscure double glazed window.

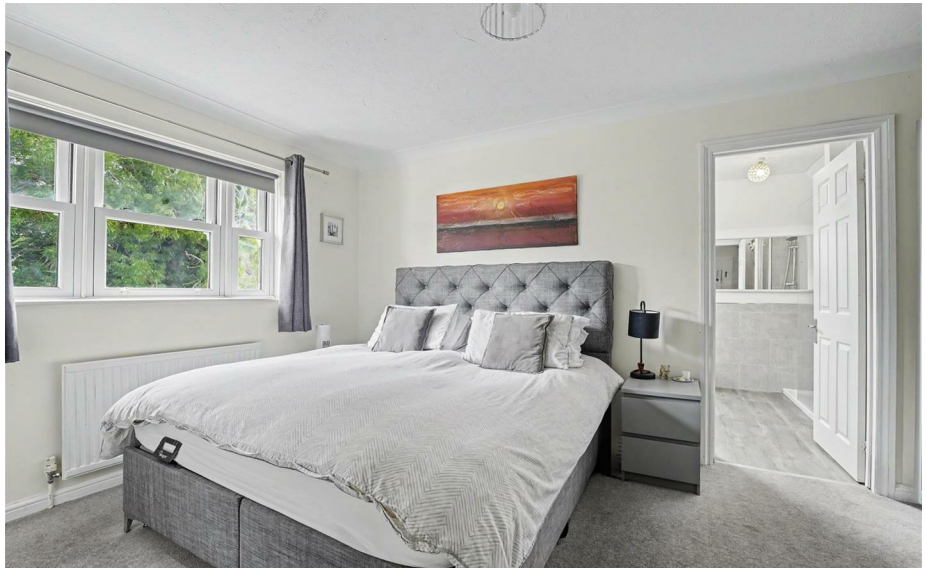
OUTSIDE
Peacefully situated in a desirable cul-de-sac, this home is within easy walking distance of the town centre and local schools, while offering quick access to Audley End railway station. The current owner has transformed the rear garden into a stylish indoor/outdoor entertaining space. Flowing directly from the kitchen/dining/living area, a spacious paved terrace connects to a barbecue deck, useful timber shed, and a family friendly lawn with ample room for a trampoline. To the front of the property there is off-street parking for two vehicles.

VIEWINGS
By appointment through the Agents.





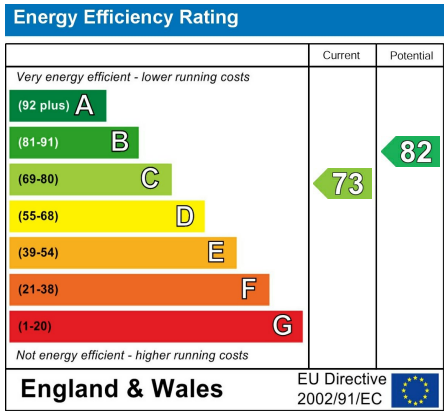


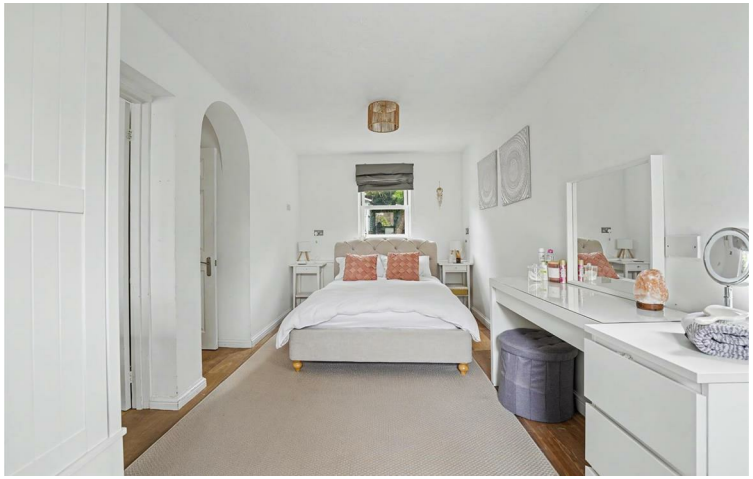


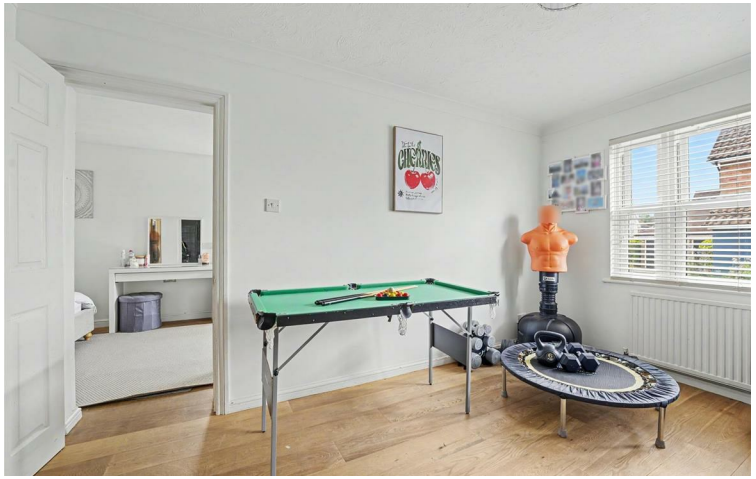





CHELSEA FC











Guide Price £945,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Uttlesford









CHEFFINS

Approx Gross Internal Area
196 sq m / 2107 sq ft



Ground Floor
Approx 123 sq m / 1326 sq ft

First Floor
Approx 73 sq m / 782 sq ft

This floorplan is only for illustrative purposes and is not to scale.
Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.
Icons of items such as bathroom suites are representations only and may not look like the real items.

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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