

Pavilion Way, Saffron Walden, CB11 4GL

CHEFFINS

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Pavilion Way

Saffron Walden,
CB11 4GL

4 3 1

£2,500 PCM

- FOUR DOUBLE BEDROOMS
- WALKING DISTANCE OF TOWN
- SET OVER THREE FLOORS
- THREE BATHROOMS
- GARDEN
- PARKING
- AVAILABLE EARLY NOVEMBER



*** FULLY BOOKED FOR VIEWINGS, PLEASE CONTACT THE OFFICE TO BE ADDED TO THE CANCELLATION LIST ***A contemporary, detached, four bedroom property forming part of a sought-after, award winning development within town. The property offers well-proportioned and versatile accommodation set over three floors, including open plan living space and a south facing rear 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.





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Pavilion Way
Pavilion Way forms part of The Avenue, a high quality development constructed by Hill Residential, with contemporary, stylish design maximising natural lighting. The Avenue was awarded What House's Best Development of the Year 2014 and was rated Highly Commended in the category for best development of three storeys or fewer at the Housebuilder Awards 2014.

Ground Floor

Entrance Hall
Full height double glazed window adjoining the entrance door, staircase rising to the first floor landing with under stairs storage cupboard and doors to adjoining rooms.

W/C
Comprising low level WC with hidden cistern, wash basin, part tiled walls and obscure double glazed window.

Kitchen
Fitted with a range of contemporary base and eye level units with stone composite worktop space over, stainless steel sink unit, built-in eye level oven, hob with stainless steel splashback and extractor hood over, integrated fridge freezer and integrated dishwasher as well as space and plumbing for washing machine. Window to the front aspect and door returning to the entrance hall.

Lounge/Diner
A pair of double glazed doors with three adjoining full height windows provide a good degree of natural light and overlook the south facing garden. Fitted with a bespoke range of shelving and cupboards which house the entertainment system.

First Floor

Landing
Staircase rising to the second floor and corner window to the front and side aspect.

Bedroom One
Window to the rear aspect overlooking the south facing garden. Built-in wardrobe and door to:

En Suite
Contemporary suite comprising low level WC with hidden cistern, wash basin, shower enclosure, part tiled walls, tiled flooring and heated towel rail.

Bedroom Two
Large double glazed window with views over The Avenue.

Bathroom
Contemporary suite comprising low level WC with hidden cistern, wash basin, shower enclosure, panelled bath, part tiled walls, tiled flooring and heated towel rail.

Second Floor

Landing
Built-in airing cupboard with pressurised hot water system.

Bedroom Three
Window to the rear aspect. Door to:

Walk in Dressing Room
Fitted with hanging rails and shelving.

Shower Room
Contemporary suite comprising low level WC with hidden cistern, wash basin, recessed shower enclosure, part tiled walls, tiled flooring and heated towel rail.

Bedroom Four
Window to the front aspect.

Outside
6 Pavilion Way forms part of a well-designed and thought out development. To the front of the property are two block paved parking spaces and in addition there is visitor parking close by. There is side access to the rear garden which also provides a useful bike/bin storage area. To the rear of the property is a south facing rear garden which has a paved terrace, a small lawn and large timber shed.

Viewings
Strictly by appointment through the agent.

Material Information
Holding Deposit : £576.00

For more information on this property please refer to the Material Information brochure on our Website.

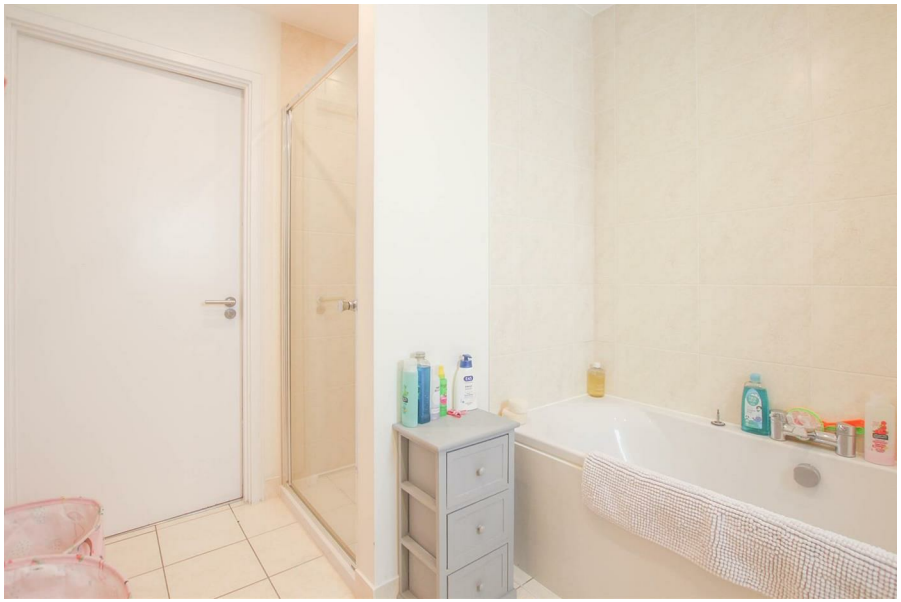








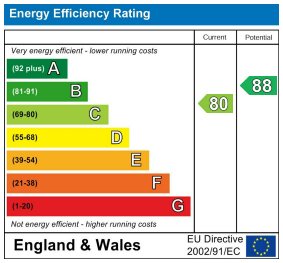


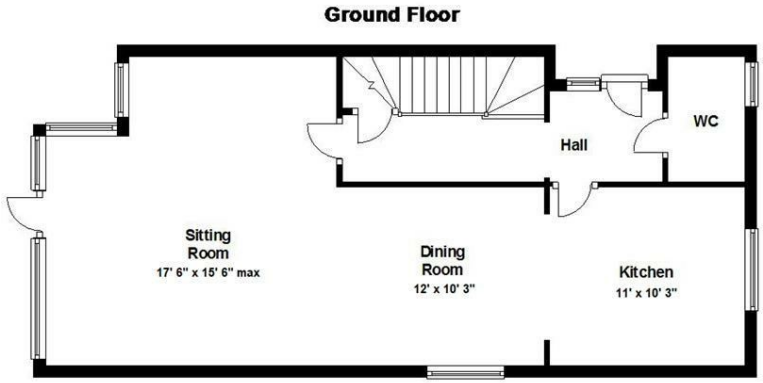


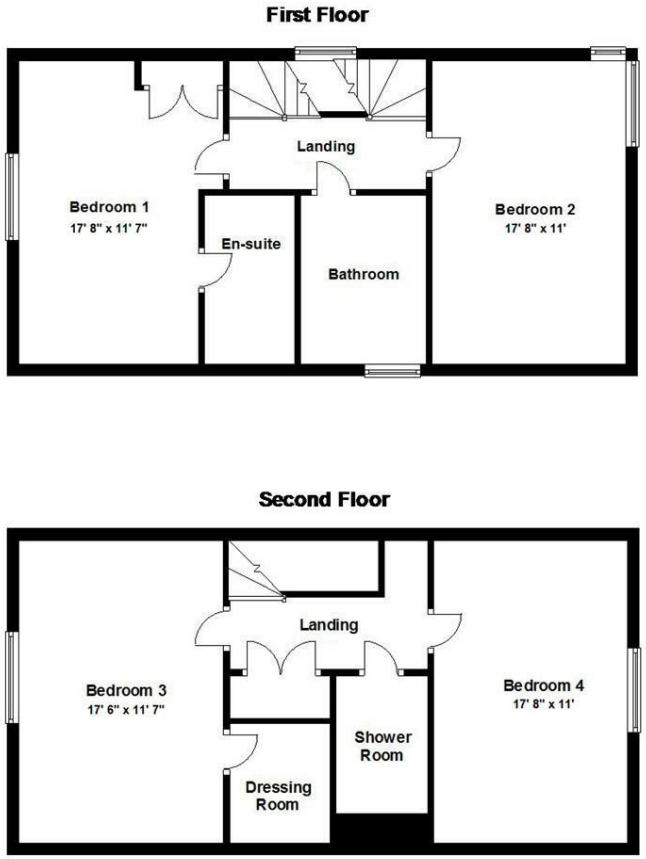












£2,500 PCM

Council Tax Band - F

Local Authority - Uttlesford

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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.