



Ross Close, Saffron Walden, CB11 4AY

CHEFFINS

Ross Close

Saffron Walden,
CB11 4AY

- Tucked away location
- Rear extension
- Three bedrooms
- Driveway and garage en bloc
- Private rear garden
- Offered chain free

An extended three bedroom home tucked away in a popular cul-de-sac. The property offers bright and well-proportioned accommodation, complemented by a block paved driveway, private rear garden and en bloc garage. Offered with no upward chain.

3 2 2

Asking Price £375,000





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 PORCH

Entrance door, obscure glazed windows to the front and side aspects and door leading to:

SITTING ROOM

Window to the front aspect, staircase rising to the first floor and understairs storage cupboard. Door to:

KITCHEN/DINER

Fitted with a range of base and eye level units, electric oven, induction hob with extractor hood over, sink unit, space for dishwasher, washing machine and fridge freezer and pantry cupboard with fitted shelving. Sliding glazed doors opening to the garden and door to:

WET ROOM

Comprising shower area, ceramic wash basin, low level W and, heated towel rail. Obscure glazed window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and access to the loft space.

BEDROOM 1

Window to the front aspect, fitted wardrobes and further storage cupboard.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the front aspect.

BATHROOM

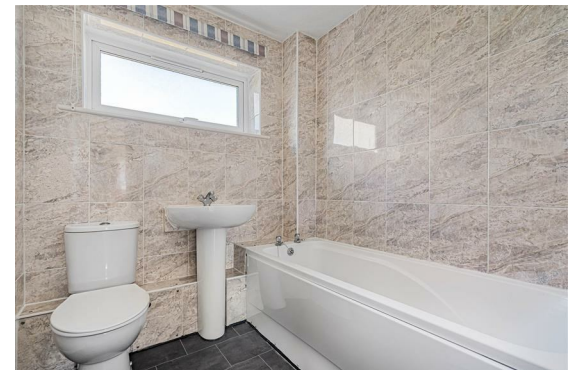
Refitted suite comprising pedestal wash basin, low level WC, panelled bath, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking. The rear garden is mainly laid to lawn with a paved terrace. A gate to the rear of the garden provides pedestrian access to the garage en bloc.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Asking Price £375,000

Tenure - Freehold

Council Tax Band - C

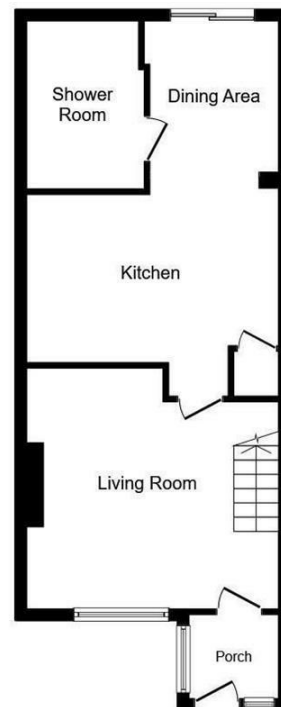
Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.

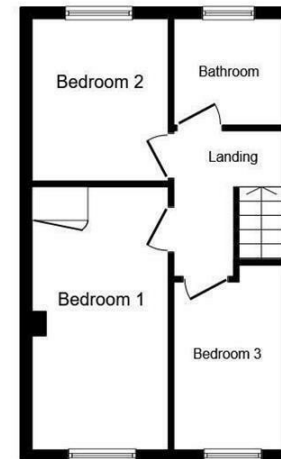
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



Ground Floor



First Floor

Total floor area 85.0 sq. m. (915 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate.



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