



West Road, Saffron Walden

Price: Freehold £650,000

- Rarely available
- Sought after location
- Four good size bedrooms
- Open plan kitchen/diner
- South facing garden
- Tanked and converted cellar
- Accommodation over three floors
- Garage

EPC Rating: D



Situated on the sought-after West Road, this impressive property offers living room with bay window and wood burner, open plan bright and airy kitchen/diner with space for another seating area, three good size bedrooms on the first floor with family bathroom and separate toilet, and the master bedroom on the second floor with stunning views over Saffron Walden. To the rear is a beautiful levelled and private south facing garden with a large outbuilding with electrics. There is also a useful garage with electrics which is accessed via a shared driveway.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events etc., which is situated at the County High School. Audley End mainline station is two miles distant and the M11 access point at Stump Cross 4 miles.

FRONT DOOR

Leading into the HALLWAY.

LIVING ROOM:

11'11" x 11'11" (3.63m x 3.63m)

Beautiful bay window with seating area to front aspect, wood burner and alcove shelving.

RECEPTION ROOM:

12' x 12' (3.66m x 3.66m)

Open plan into kitchen area with seating area and potential for an open fireplace - this is at present blocked off.

KITCHEN / DINING AREA:

15'5" x 14'2" (4.7m x 4.32m)

Fitted with a range of base and eye-level units, integrated dishwasher, four-ring gas hob with extractor over, eye-level oven, space for fridge freezer, skylight, window to

front aspect and French doors leading into the garden. There are also two skylights in the dining area.

CELLAR:

11'9" x 5'8" (3.58m x 1.73m)

This has been converted to be used as a study and has also been tanked.

FIRST FLOOR LANDING:

BEDROOM 2:

12'1" x 9'5" (3.68m x 2.87m)

Sash window to rear aspect overlooking the beautiful garden. Built-in shelving.

BEDROOM 4:

8'9" x 6'9" (2.67m x 2.06m)

Sash window to front aspect.

BEDROOM 3:

12'1" x 8'1" (3.68m x 2.46m)

Sash window to front aspect and alcoves with built-in shelving.

FAMILY BATHROOM:

7'10" x 6' (2.4m x 1.83m)

Suite comprising panelled bath with shower attachment over, low-level WC and wash basin. Storage housing the washing machine.

SEPARATE WC:

Comprising low-level WC and wash basin.



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: SAF100160 - 0013

ON THE SECOND FLOOR:

BEDROOM 1:

17'4" x 11'8" (5.28m x 3.56m)

A double aspect room with views over the town and St. Mary's church spire to the front and garden to the rear.

OUTSIDE:

To the front of the property there is on-street parking. To the rear there is a paved area with steps leading up to the lawned area, which is private and enclosed and south facing. There is an outbuilding with light and power and access to a private driveway and garage, which also has power and light connected.

LOCAL AUTHORITY:

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

COUNCIL TAX:

Band C.

ENERGY EFFICIENCY RATING:

D.



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: SAF100160 - 0013

17 West Road Saffron Walden



Approx gross internal floor area 130 sqm (1400 sqft)