



Plot 19, The Luthier, Poppy View, Thaxted Road,
Saffron Walden, Essex, CB10 2SG

Asking Price: £599,995
Freehold

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A collection of new homes in the pretty market town of Saffron Walden, located within walking distance of the town centre and close to open countryside. Nearby cultural and sporting amenities include The Lord Butler Fitness and Leisure Centre (five minutes' walk away) and Audley End House and Gardens (five minutes' drive away). These new homes will appeal to families, first-time buyers and professionals working locally, or commuting to London.

The Luthier is a 4-bedroom home that features an open-plan kitchen, dining and family area, a separate living room, a study and an en suite to the main bedroom. French doors in the dining area open on to the rear garden.

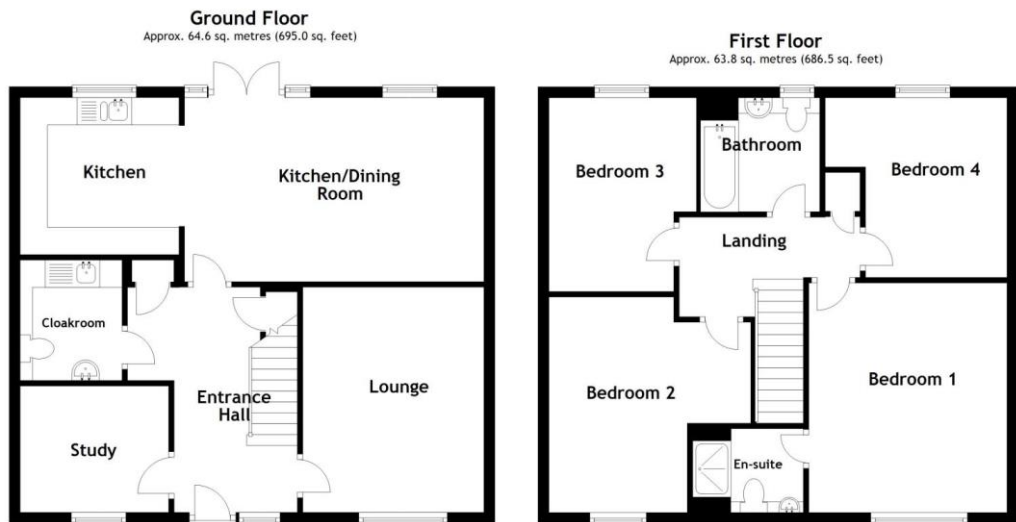
EPC Band & Council Tax Band TBC.



4 Bedroom Detached Property
10 Years NHBC Warranty
1374 Sq Ft of Accommodation
Kitchen/Family/Dining Room
Study & Living Room
Ensuite & Bathroom
Garage
Management/Estate Charge £477
Council Tax & EPC Bands TBC

ADDITIONAL INFORMATION

Poppy View is situated on Thaxted Road in Saffron Walden, around 13 miles from Stansted Airport, 14 miles from Cambridge and 49 miles from central London. The nearest railway station is Audley End for services to Cambridge to the north, Bishop's Stortford, Stansted Airport, Tottenham Hale and London Liverpool Street to the south (journey time of around 50 minutes). Major roads easily accessible from the development include the M11, the A11 and the A120.



Total area: approx. 128.4 sq. metres (1381.6 sq. feet)

- Kitchen** 9'7" x 9'5" (2.92m x 2.87m)
- Family/Dining Area** 18' x 11'1" (5.49m x 3.38m)
- Living Room** 13'7" x 10'11" (4.14m x 3.33m)
- Study** 8'11" x 7'7" (2.72m x 2.3m)
- Cloakroom** 7'3" x 6'1" (2.2m x 1.85m)
- Bedroom** 13'10" x 11'1" (4.22m x 3.38m)
- Ensuite** 6'8" x 5'1" (2.03m x 1.55m)
- Bedroom** 13' x 12'3" (3.96m x 3.73m)
- Bedroom** 11'10" x 8'10" (3.6m x 2.7m)
- Bedroom** 11' x 10'10" (3.35m x 3.3m)
- Bathroom** 7'1" x 6'10" (2.16m x 2.08m)

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FOR MORE DETAILS CONTACT

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