



Plot 91, The Reedmaker, Poppy View, Thaxted
Road, Saffron Walden, Essex, CB10 2SG

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Asking Price: £574,995
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.

Plot 30, The Reedmaker has four bedrooms – two of which benefit from ensuite shower rooms – a stylish family bathroom, an open-plan kitchen and dining area, and a separate living room. French doors in the dining area open on to the rear garden.

EPC and Council Tax Bands TBC.



4 Bedroom Detached Property
1292 Sq Ft of Accommodation
10 Year NHBC Warranty
2 Ensuites & Bathroom
Management/Estate Charge Approx £477
Council Tax & EPC Bands TBC

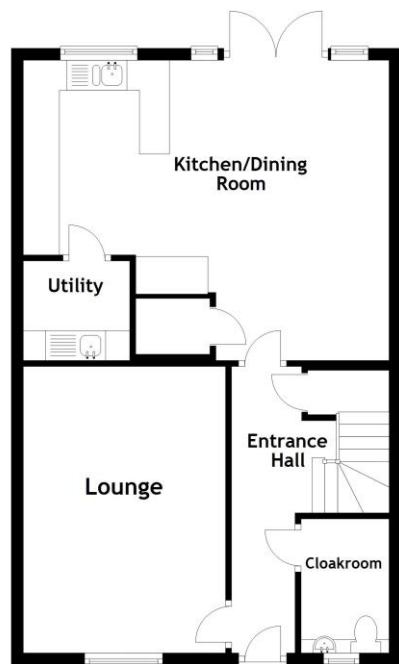
ADDITIONAL INFORMATION

Voted Sunday Times Best Place to Live 2025

Saffron Walden is a medieval market town located in North-West Essex, 15 miles South of Cambridge. Audley End station provides train services to London Liverpool Street and Cambridge and M11 provides motorway access. It has a rich heritage of old buildings and holds a regular market. The town offers well regarded schools, shops, historical pubs and restaurants, a museum and The Fry Art Gallery.

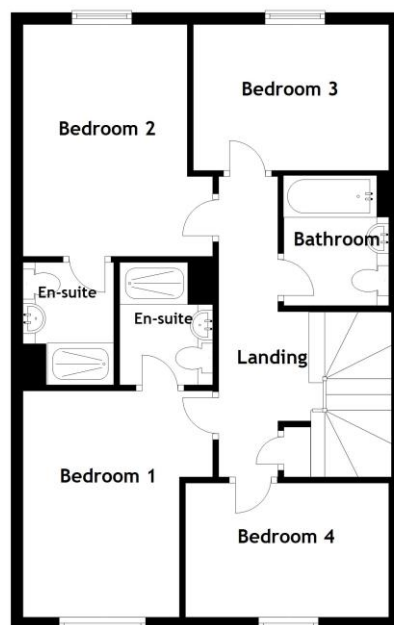
Ground Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 120.7 sq. metres (1299.7 sq. feet)

Kitchen	10'9" x 10'8" (3.28m x 3.25m)
Dining Room	14'6" x 10'5" (4.42m x 3.18m)
Living Room	15'8" x 11'1" (4.78m x 3.38m)
Utility Room	5'10" x 5'5" (1.78m x 1.65m)
Cloakroom	7'4" x 4'10" (2.24m x 1.47m)
Bedroom	12'5" x 10'5" (3.78m x 3.18m)
Ensuite	6'9" x 5'1" (2.06m x 1.55m)
Bedroom	11' x 9' (3.35m x 2.74m)
Ensuite	6'9" x 5'1" (2.06m x 1.55m)
Bedroom	11'10" x 7'5" (3.6m x 2.26m)
Bedroom	11'2" x 7'4" (3.4m x 2.24m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 plus VAT (£72), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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