

# PESTELL & Co

ESTABLISHED 1991



AVAILABLE  
24/11/23

SEVERSEND DRIVE, SAFFRON WALDEN

£2,200 PCM

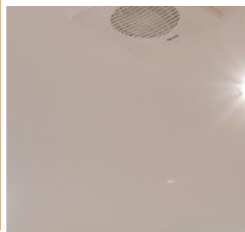
4 BEDROOM SEMI-DETACHED HOUSE | NEW BUILD | LARGE LIVING ROOM DINER | TWO BEDROOMS WITH EN-SUITE | FAMILY BATHROOM | SINGLE GARAGE | OFF STREET PARKING FOR TWO VEHICLES | REAR GARDEN | CLOSE TO TOWN CENTRE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

We are pleased to offer this new build four bedroom semi-detached house set over three floors. It boasts a large living room diner and two bedrooms with en-suite. The property has a single garage, off street parking for two vehicles, an enclosed rear garden and is a short walk to the town centre.



ENTRANCE HALL  
CLOAKROOM  
KITCHEN  
LIVING ROOM DINER 15'8" X 14'6"





FIRST FLOOR LANDING

BEDROOM 2 12'2" X 9'4"

EN-SUITE

BEDROOM 3 11'9" X 7'9"

BEDROOM 4 7'10" X 7'7"

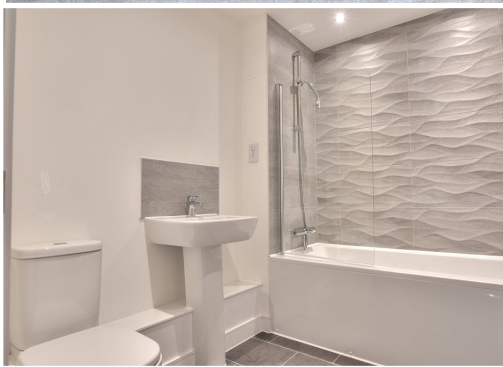
FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 1 18'3" X 11'9"

EN-SUITE

LARGE AIRING CUPBOARD 6'5" X 6'5"



With composite panel and obscure glazed front door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, cupboard housing fuse board, meters, telephone point and power points, further under stairs storage cupboard, ceiling lighting, wall mounted radiator, luxury vinyl wood effect flooring, power points, wall mounted thermostat and doors to rooms.

#### CLOAKROOM

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, wall mounted chromium heated towel rail, continuation of the luxury vinyl wood effect flooring, inset ceiling downlighting and extractor fan.

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect work surface and splashback, 1  bowl single drainer stainless steel sink unit with mixer tap, 4 ring stainless steel gas hob with double oven under and stainless steel splashback and extractor fan above, cupboard housing boiler, integrated dishwasher, integrated washing machine, integrated fridge freezer, window to front, inset ceiling downlighting, extractor fan, smoke alarm, wall mounted radiator and continuation of the luxury vinyl wood effect flooring.

#### LIVING ROOM DINER – 15'8" X 14'6"

With French doors and sidelights leading out to rear garden, ceiling lighting, wall mounted radiators, TV, telephone and power points and continuation of the luxury vinyl wood effect flooring.

#### FIRST FLOOR LANDING

With window to side, stairs rising to bedroom one, wall mounted radiator, power point, ceiling lighting, smoke alarm and doors to rooms.

#### BEDROOM 2 – 12'2" X 9'4"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door through to:

#### EN-SUITE

Comprising a three-piece suite of fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted chromium heated towel rail, electric shaving point, inset ceiling downlighting, extractor fan and tile effect vinyl flooring.

#### BEDROOM 3 – 11'9" X 7'9"

With window to front, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet.

#### BEDROOM 4 – 7'10" X 7'7"

With window to front, wall mounted radiator, TV, telephone and power points, ceiling lighting and fitted carpet. This room would be ideal for a home office.

#### FAMILY BATHROOM

Comprising a three-piece suite of panel enclosed bath with full tiled surround and glazed shower screen with integrated shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted chromium heated towel rail, ceiling lighting, extractor fan, electric shaving point and tile effect luxury vinyl flooring.

#### SECOND FLOOR LANDING

With window to side, ceiling lighting, smoke alarm, fitted carpet and door into:

#### BEDROOM 1 – 18'3" X 11'9"

With window to front, ceiling lighting, TV, telephone and power points, wall mounted radiators, fitted carpet and door through to:

#### EN-SUITE

Comprising a three-piece suite of an oversized fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, chromium heated towel rail, inset ceiling downlighting, extractor fan, Velux window to rear, tile effect luxury vinyl flooring and door into:

#### LARGE AIRING CUPBOARD – 6'5" X 6'5"

With pressurised hot water cylinder, sensored ceiling lighting and fitted carpet.

**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

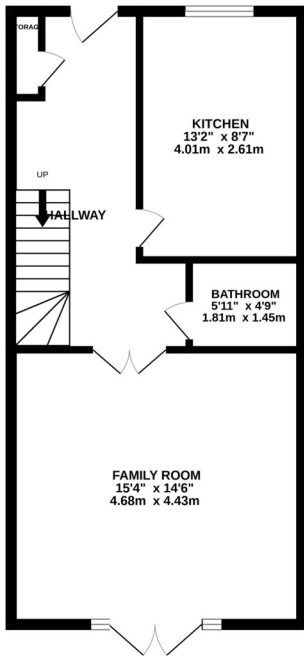
## OUTSIDE

The front of the property is approached via a pathway with low maintenance flower bed laid to bark chip with a variety of shrubs, tarmacadam driveway supplying off street parking for two vehicles and leading to a single garage with up and over door and personnel gate to side leading through to:

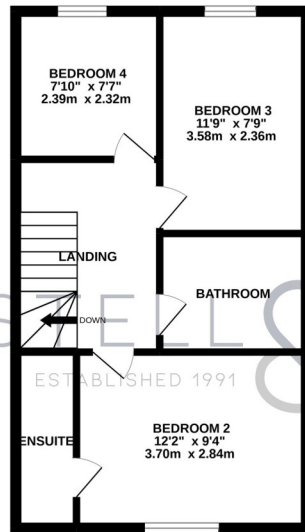
## REAR GARDEN

Split over two sections laid primarily to lawn with paved pathway and steps down to the second level all retained by close boarded fencing.

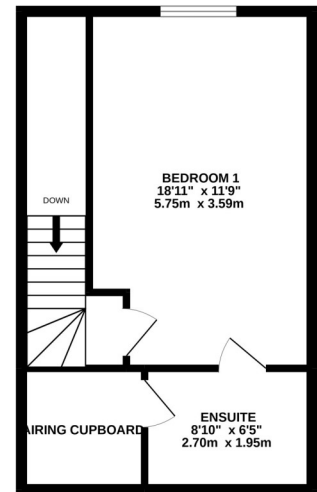
GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## THE LOCATION

**Seversend Drive** is situated on the outskirts of the idyllic market town of Saffron Walden offering an abundance of shops eateries and recreational facilities. It is located north of Bishop Stortford, South of Cambridge and North of London. There is a Mainline station which is only a short drive away supplying railway links to London Liverpool Street and there is easy access to the M11 and London Stansted Airport.

## GENERAL REMARKS & STIPULATIONS

### FULL ADDRESS

7 Seversend Drive, Saffron Walden, Essex CB10 2QX

### SERVICES

Gas fired central heating, electricity, water and mains drainage.

### LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

### COUNCIL TAX BAND

Band TBA

### VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

### DIRECTIONS



### IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?