



2A Old Mill Road, Saffron Walden
CB11 3ER



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2A Old Mill Road

Saffron Walden | Essex | CB11 3ER

Guide Price £475,000

- A well-proportioned, detached family home
- Detached, single garage
- Principal bedroom with ensuite
- Located in a popular residential area
- Offered with no upward chain
- EPC: D
- Off road parking and good size rear garden
- Council Tax Band: E

The Property

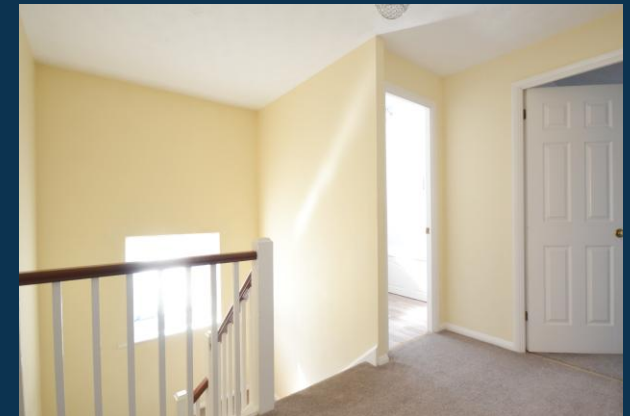
A well-appointed, 4-bedroom, 2-bathroom detached family home located on a popular residential road. The property benefits from off road parking, garage, rear garden and is offered with no upward chain.

The Setting

Old Mill Road is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area including RA Butler, St Thomas Moore and Saffron Walden County High School which is now an academy school. For the commuter, Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 14 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail, the property comprises of an entrance hall with stairs leading to the first floor with under stair storage cupboard, doors leading to the adjoining rooms and cloakroom comprising W.C and wash hand basin. To the right sits a generous, triple aspect living room with windows to front and side aspect and double doors leading out to the rear garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over, inset sink and gas hob with extractor fan over. Integrated appliances include a double oven, fridge, freezer, dishwasher and there is space for a washing machine. Large window to rear aspect and personal door leading to the garden.





The first-floor landing provides access to the adjoining rooms, storage cupboard and loft hatch. Bedroom one is a double bedroom with built in wardrobes, window to rear aspect and door to ensuite. Comprising shower cubicle, W.C and wash hand basin. Bedroom 2 is a double bedroom with window to front aspect and built in storage cupboard. Bedroom 3 is a good size room with window to front aspect and built in storage cupboard. Bedroom 4 has a window to side aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the front of the property is a lawned area with pathway to the front door. A side gate provides access to the rear garden and patio area. The good size garden is laid mainly to lawn with mature shrubs. To the rear of the property is the driveway with detached, single garage with up and over door and gate leading into the garden.



Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

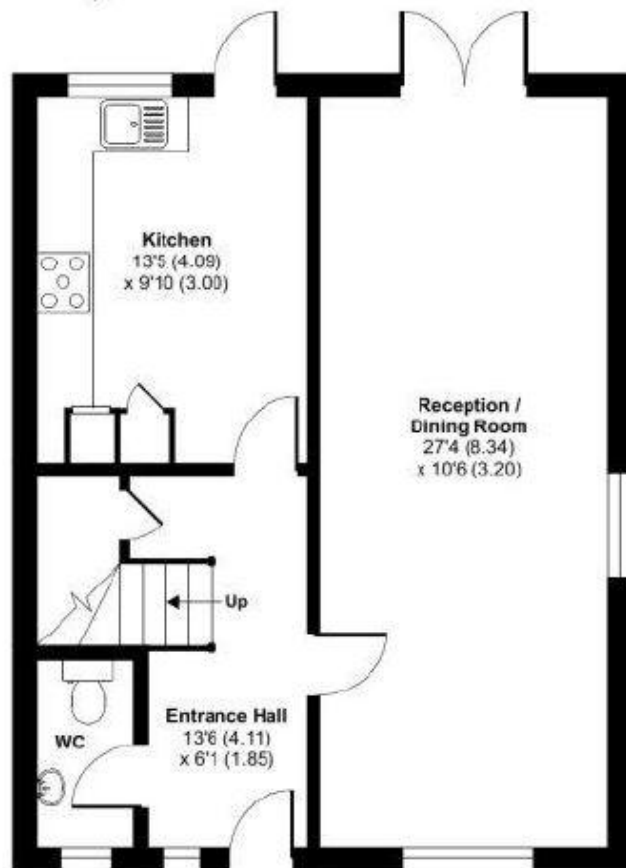
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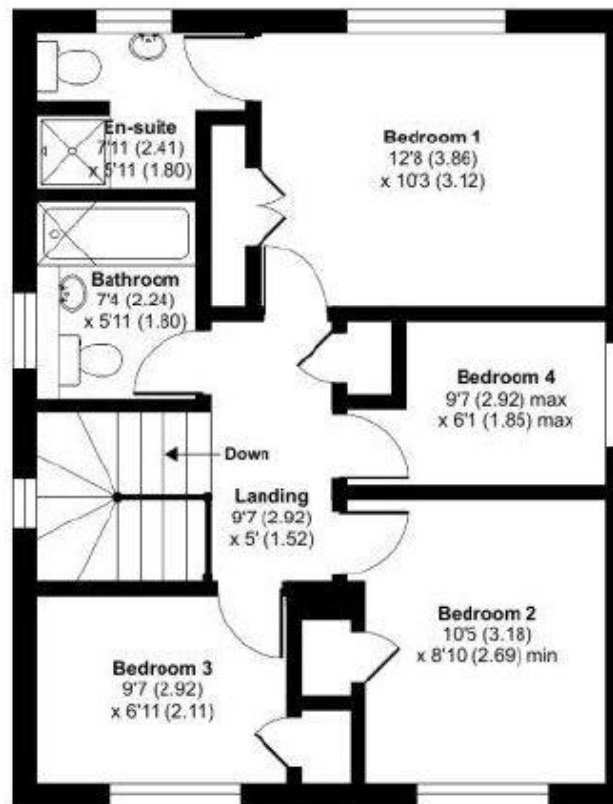
Old Mill Road, Saffron Walden, CB11

Approximate Area = 1291 sq ft / 119.9 sq m (includes garage)

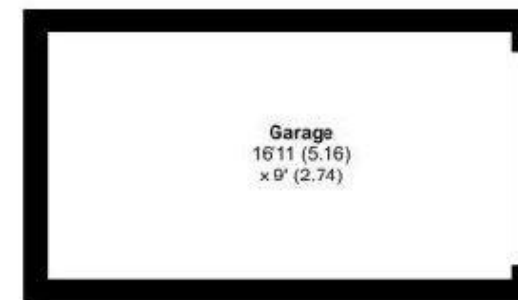
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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