



Saffron House, Finchingfield Road
CB10 2RL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Saffron House

Finchingfield Road | Great Sampford | CB10 2RL

Guide Price £640,000

- A superb four-bedroom, two bathroom detached family home
- Spacious accommodation extending to 1759sqft
- Principal bedroom with ensuite
- Detached double garage and ample off road parking
- Attractive rear garden
- Central village location
- Offered with no upward chain
- EPC: E
- Council Tax Band: E

The Property

An attractive and rarely available four-bedroom, two bathroom detached property in the heart of Great Sampford. The well-proportioned property benefits from off road parking, double garage, rear garden and is offered with no upward chain.

The Setting

The highly regarded village of Great Sampford has its own award-winning primary school, local pub/Italian restaurant, 2 churches, a recreation area for children, a tennis court, and a cricket pitch. For more extensive shopping facilities, the market town of Saffron Walden is within 7.5 miles which offers excellent shopping, schooling and recreational facilities including an 18-hole golf course and leisure facilities. Audley End mainline station offering a commuter service into London's Liverpool Street and good access to road networks including M11 or alternatively Gt Dunmow is within 10 miles to the South. London Commuters are particularly well served by road or rail with services to London's Liverpool Street from Audley End Station about 51minutes. The M11 (Junction 8) is within 14 miles providing access to Stansted Airport and the M25. The vibrant University City of Cambridge offers a wealth of recreational facilities, excellent public schools and a number of large businesses and Addenbrookes Hospital.

The Accommodation

In detail the property comprises a large entrance hall with stairs rising to the first floor, cloakroom with W.C, wash hand basin and doors to the adjoining rooms. To the right is a dual aspect dining room with bay window to front aspect, wooden flooring, feature fireplace with mantle over and french doors leading onto the patio area. It is also currently utilised as a study area. To the rear of the property is a generous, dual aspect living room with feature log burner with mantle over and sliding doors opening on to the garden. The kitchen is fitted with a matching range of eye and base





level units with work surface over and sink unit incorporated. Integrated appliances include oven, grill and electric Creda halogen hob. There is a bay window to front aspect, space and plumbing for dishwasher and fridge/freezer and door to the utility room with space and plumbing for washing machine, built in units with work surface over and sink unit incorporated. A personal door leads onto the garden.

The spacious first floor landing has built in storage cupboard, window to front aspect, access to the loft hatch and doors to the adjoining rooms. The generous principal bedroom has a large window to front aspect and ensuite comprising panelled bath, W.C and wash hand basin. Bedroom two is a double room with window to side aspect. Bedroom three is a double room with window to rear aspect. Bedroom four is a double bedroom with window to front aspect. The family shower comprises shower enclosure, W.C and wash hand basin.

Outside

The attractive front garden has an array of established hedging, plants and trees with a paved pathway to the front door. To the left is a driveway providing off road parking for several cars with double gates opening to additional



parking. A detached double garage has an automatic garage door opener with light and power connected. The wonderful rear garden has a patio area ideal for alfresco dining with the remainder gravelled, interspersed with established trees and plants.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Super-fast broadband is available and mobile signal is likely.

Tenure – Freehold

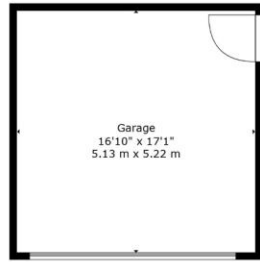
Property Type – Detached

Property Construction – Brick with tiled roof

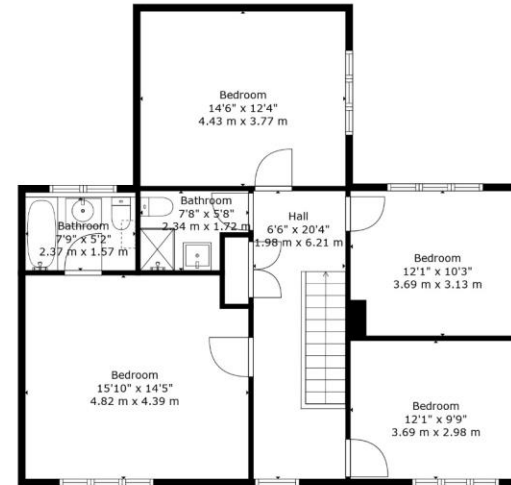
Local Authority – Uttlesford District Council

Council Tax - E





Floor 1



Floor 2

TOTAL: 1759 sq. ft, 164 m2

FLOOR 1: 859 sq. ft, 80 m2, FLOOR 2: 900 sq. ft, 84 m2
 EXCLUDED AREAS: GARAGE: 289 sq. ft, 27 m2, PATIO: 99 sq. ft, 9 m2, BAY WINDOW: 4 sq. ft, 0 m2,
 FIREPLACE: 5 sq. ft, 0 m2



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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