



8 Brooke Avenue, Saffron Walden  
CB10 2BU



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 8 Brooke Avenue

Saffron Walden | Essex | CB10 2BU

## Guide Price £425,000

- A well-proportioned three bedroom semi detached family home
- Popular residential location within walking distance of the town centre
- Scope to modernise and improve
- Enclosed rear garden
- Ground floor cloakroom and first floor bathroom
- EPC: D / Council Tax Band: C

### The Property

A well-appointed semi - detached three-bedroom property with scope to modernise throughout located in a popular residential location with a good size rear garden.

### The Setting

Brooke Avenue is situated to the north east of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings, its tree-lined High Street and traditional Market Square, which hosts a vibrant market on Tuesdays and Saturdays. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy, Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport. The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides regular fast-train services to Tottenham Hale in 38 minutes and London Liverpool Street in less than an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

In detail the property comprises of an entrance porch with cloakroom, window to side aspect and door to the hallway where stairs rise to the first floor and doors the adjoining rooms. A good size living room has a large window to front aspect. The kitchen is located at the rear of the property with window overlooking the garden, understair storage cupboard, personal door providing side access to the garden. Fitted with a matching range of eye and base level units with worktops over, inset sink, **electric hob** and oven incorporated. There is space for a fridge/freezer and washing machine, an opening leads to a dining room with sliding doors onto the garden.

The first-floor landing provides **access to the loft hatch** and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect and cupboard housing hot water cylinder. Bedroom two is a double room with window to





rear aspect and built in wardrobes. Bedroom three is a good size room with window to front aspect and built in storage. The family bathroom comprises W.C, wash hand basin and bath with shower attachment over.

### Outside

To the front of the property there is a paved front garden with pathway providing gated side access and door to a useful external store room. The rear garden is mainly laid to lawn with mature trees and shrubs. A patio area provides an ideal space for alfresco dining.

### Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

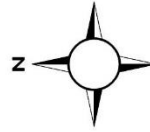
Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick with tiled roof

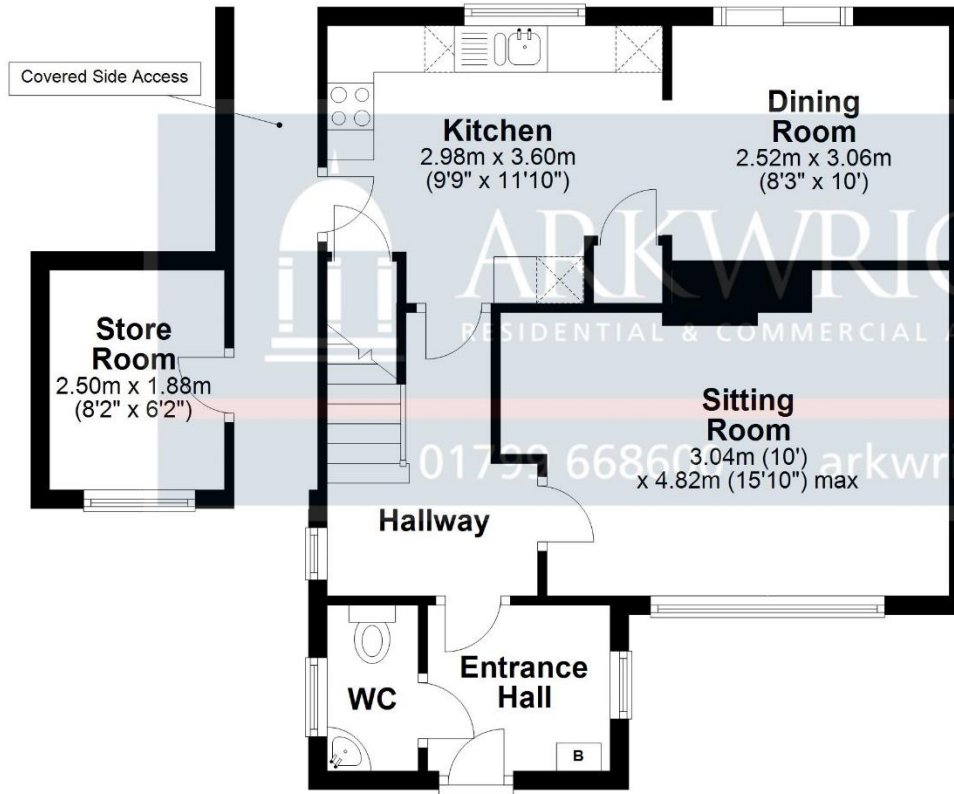
Local Authority – Uttlesford District Council





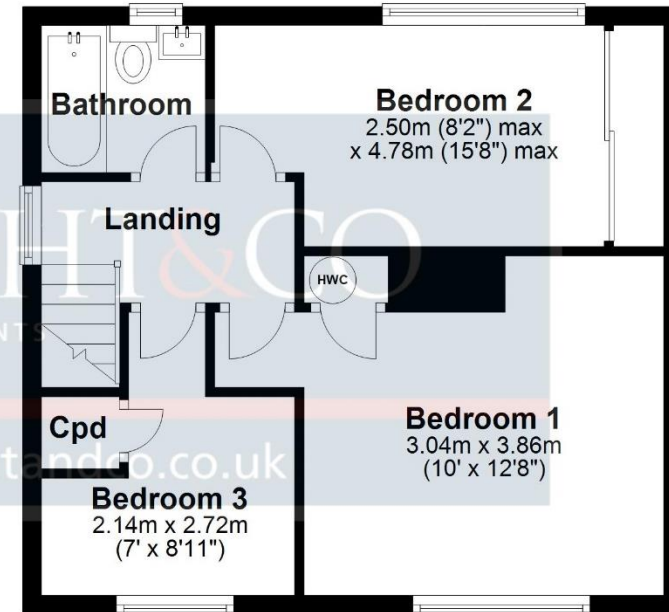
### Ground Floor

Main area: approx. 46.8 sq. metres (503.7 sq. feet)  
Plus store room, approx. 4.7 sq. metres (50.6 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Main area: Approx. 88.5 sq. metres (952.5 sq. feet)

Plus store room, approx. 4.7 sq. metres (50.6 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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