



6 Allard Way, Saffron Walden
CB11 3GP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Allard Way

Saffron Walden | Essex | CB11 3GP

Guide Price £725,000

- A well-presented five-bedroom, three bathroom detached family home
- Accommodation over three floors extending to 1789sqft
- Open plan kitchen/diner
- Two reception rooms
- Generous principal bedroom suite
- Off road parking and garage
- Ideally located within walking distance of the town centre
- EPC: B

The Property

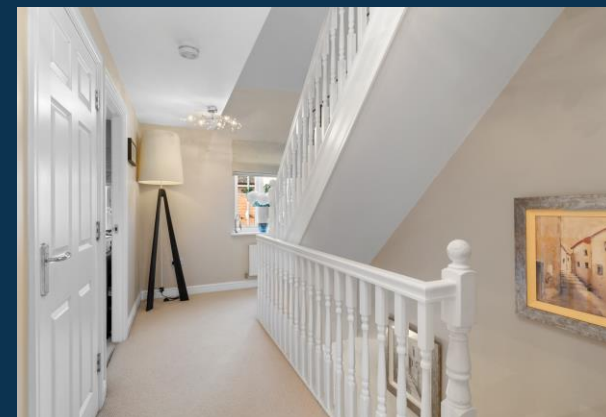
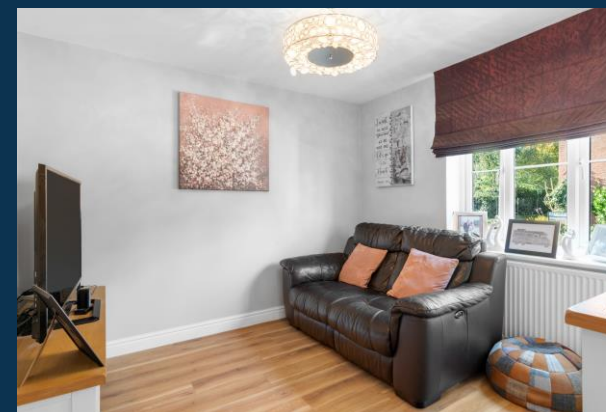
An attractive double fronted five-bedroom, three bathroom detached family home with accommodation over three floors located in a popular residential development. Benefiting from off road parking, garage and rear garden.

The Setting

Allard Way is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises of an entrance hall with staircase rising to the first floor with understairs storage cupboard, cloakroom with W.C and wash hand basin and doors to adjoining rooms. To the left is a generous, dual aspect sitting room with feature fireplace with electric stove and double doors opening onto the garden. The superb kitchen/dining room is fitted with a matching range of base and eye level units with granite worksurface over and sink unit incorporated. Integrated appliances include a five-ring gas hob with extractor fan over, electric double oven, dishwasher and fridge freezer. The room is filled with natural light from two Velux windows, windows to the rear aspect and French doors opening to the rear patio. The utility room is fitted with a matching range of eye and base level units

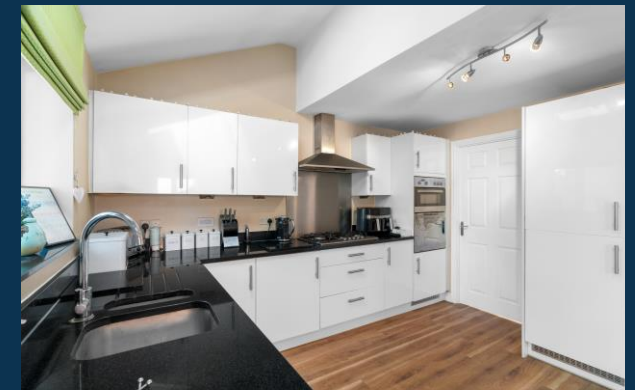
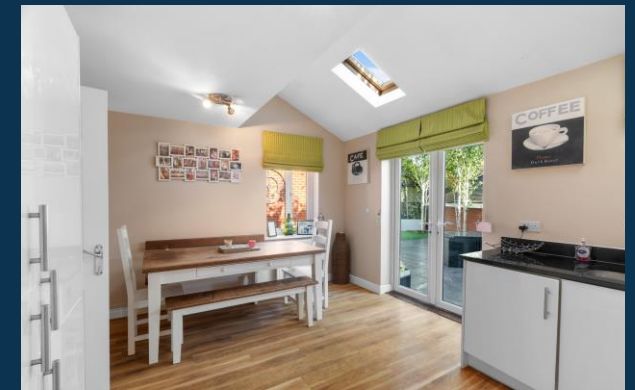




with granite worksurface over and undermounted sink unit. There is space and plumbing for washing machine and window to the side aspect. The ground floor is completed by a second reception room with window to the front aspect.

The first-floor landing has a window to the front aspect, staircase rising to the second floor, doors to adjoining rooms and airing cupboard. The generous principal bedroom has a window to the front aspect, dressing area with built-in wardrobes, window to the rear aspect and door to the ensuite. Comprising double shower enclosure, wash hand basin, WC and heated towel rail. There are two further bedrooms on this floor, a double bedroom with built in storage and window to rear aspect. The third bedroom is a good size with window to front aspect. The family bathroom comprises panelled bath, W.C, wash hand basin.

The second-floor landing has a Velux window, storage cupboard and doors to adjoining rooms. Bedroom two is a double bedroom with window to front aspect and built-in wardrobe and access to loft space. A second double bedroom has a window to the front aspect. The shower room comprises wash hand basin, W.C, walk-in shower enclosure and heated towel rail.



Outside

The gardens to the front of the property are filled with mature shrubs. To the rear of the property is a driveway providing off-street parking and access to the single garage with up and over door and power and lighting connected. Adjoining the rear of the property is a paved terrace, perfect for al fresco entertaining, with artificial lawn with raised beds with established shrubs and trees providing a good degree of privacy.

Services

Mains electric, water and drainage are connected. Gas fired 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 – F

Agents Note – Half yearly service charge £117.85, reviewed annually

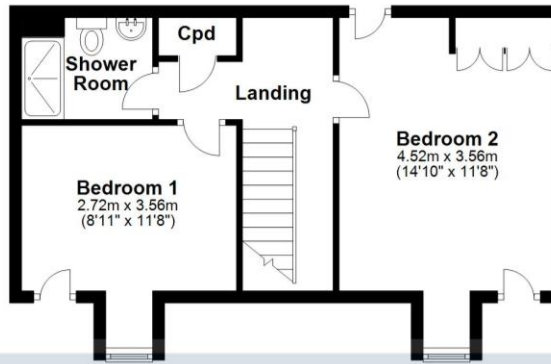






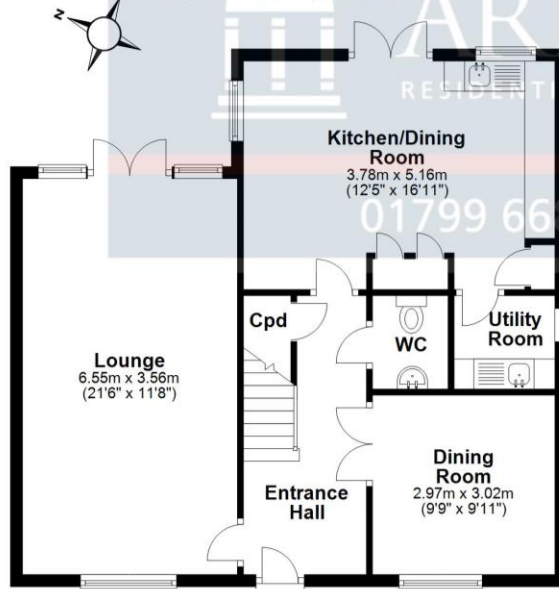
Second Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



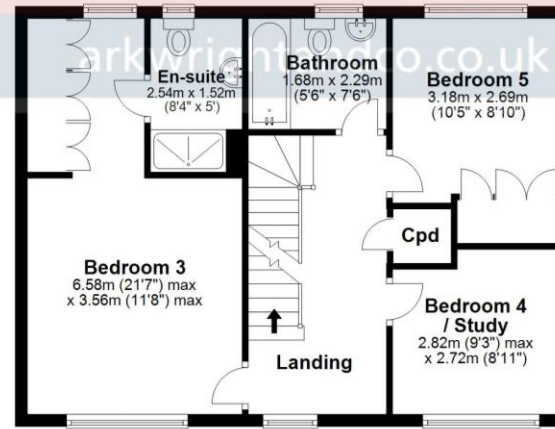
Ground Floor

Approx. 67.8 sq. metres (730.0 sq. feet)



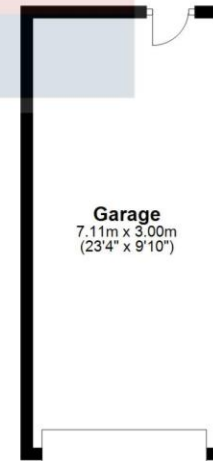
First Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



Outbuilding

Approx. 21.3 sq. metres (229.6 sq. feet)



Total area: approx. 187.6 sq. metres (2018.9 sq. feet)

Floor plan for guidance only

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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS