



35 Sweet Mead, Saffron Walden
CB10 2EG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

35 Sweet Mead

Saffron Walden | Essex | CB10 2EG

Offers Over £525,000

- A well presented four bedroom detached family home
- Open plan living/dining room
- Four good size bedrooms
- Integrated garage
- Off road parking
- Countryside views to side and rear
- Popular residential location
- EPC: C

The Property

A well proportioned four bedroom detached property set in a quiet cul-de-sac within walking distance of the town centre and schools. The property benefits from a garage, off-street parking and rear garden.

The Setting

Sweet Mead is situated on the edge of this established residential development conveniently 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 an entrance hall with staircase rising to the first floor, cloakroom with W.C and wash hand basin and doors to adjoining rooms. To the right is a large sitting room with bay window to the front aspect and an opening into the dining room with patio doors, opening onto the garden and a door leads into the kitchen. Fitted with a matching range of base and eye level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances. There is a window to rear aspect and an opening into the utility room. Fitted with a range of





base and eye level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances, door into the garage and door leading to the rear garden.

The first-floor landing has a window to the side aspect, built-in storage cupboard and doors to the adjoining rooms. Bedroom one is a double room fitted with a range of built in furniture and window to the front aspect. Bedroom two is a double room with window to the rear aspect. A third good size room has a window to the rear aspect. The fourth bedroom has a window to the front aspect and built in storage. The family bathroom comprises panelled bath with shower attachment over, wash hand basin and W.C.

Outside

To the front of the property is a small lawned area with ornamental tree and shrub borders. A driveway provides off road parking and access to the garage with roller door. Gated side access leads to the west facing garden which boasts a lovely decking area overlooking the fields and further landscaped area.



Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

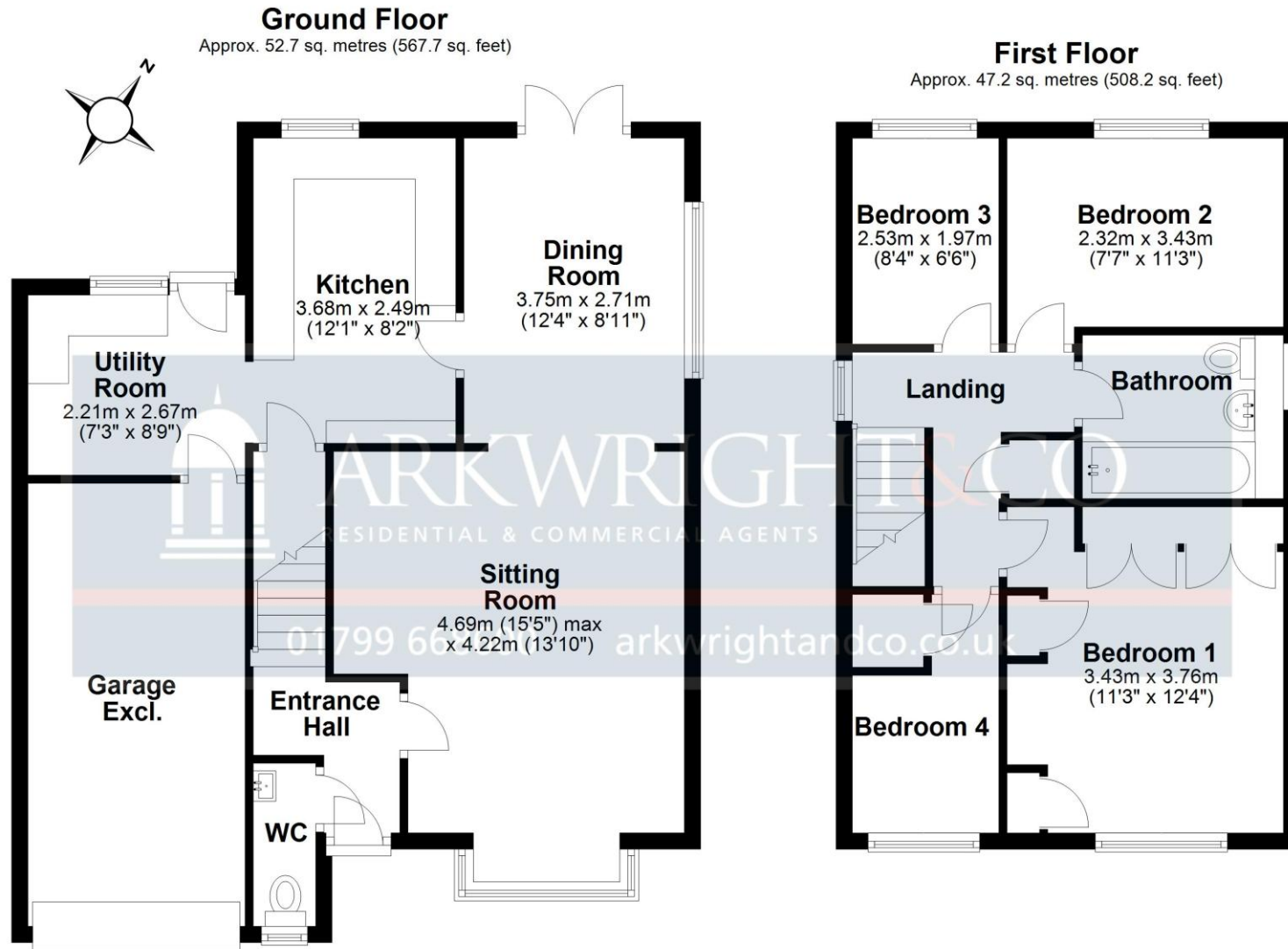
Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax - C





Total area: approx. 100.0 sq. metres (1075.9 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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