



22 Rylstone Way, Saffron Walden  
CB11 3BS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 22 Rylstone Way

Saffron Walden | Essex | CB11 3BS

## Guide Price £475,000

- A well proportioned three bedroom semi detached property
- Scope to extend and improve subject to necessary planning consents
- Two reception rooms
- Good size rear garden
- Off road parking
- Garage with light and power
- Popular residential area
- Offered with no upward chain
- EPC: D

### The Property

A well-appointed three-bedroom, two-bathroom, semi-detached home located within this well-established residential development. Benefitting from garage, off road parking and rear garden, offered with no upward chain.

### The Setting

Rylstone way 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 an entrance hall with windows to front and side aspect, stairs rising to the first floor, understair storage cupboard, built in storage cupboard and doors to the adjoining rooms. The generous living room has a large window to front aspect, feature fireplace, door into the kitchen and double doors opening into a second reception room, currently utilised as a dining room with window to side aspect. The kitchen is fitted with a matching range of eye and base level units with worksurface over, sink unit incorporated and hob. There is space and plumbing for appliances, window to rear aspect and door leading onto the rear garden. The ground floor is completed by a shower room comprising shower enclosure, W.C and wash hand basin.





The first-floor landing has a built-in storage cupboard housing the hot water cylinder and doors to the adjoining rooms. Bedroom is a double room with window to front aspect and a range of built in wardrobes. Bedroom two is a double room with window to rear aspect and built in wardrobes. A third good size room has a built-in storage cupboard and window to side aspect. The family bathroom comprises panelled bath, shower enclosure, W.C and wash hand basin.

### Outside

The house sits behind a paved driveway providing ample off-road parking and access to a single garage. To the rear is a good size garden which is mainly laid to lawn with a variety of mature hedges, shrubs and flowers. There is a raised patio area providing a perfect space for entertaining and access to the garage.



### 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** – Semi - detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

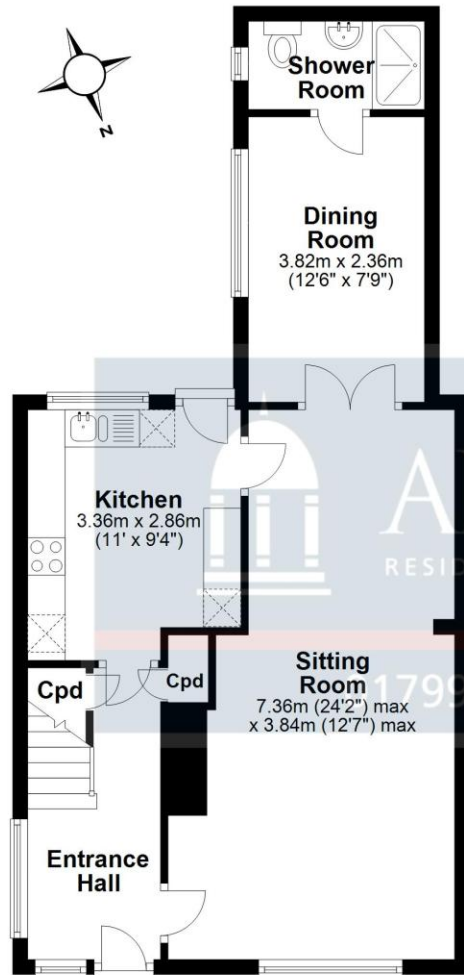
**Council Tax** - D





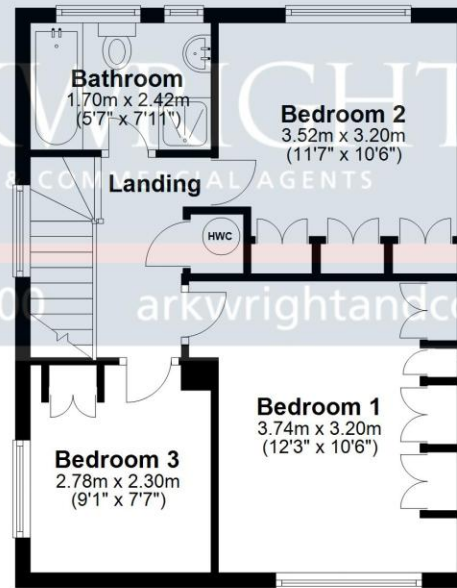
## Ground Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



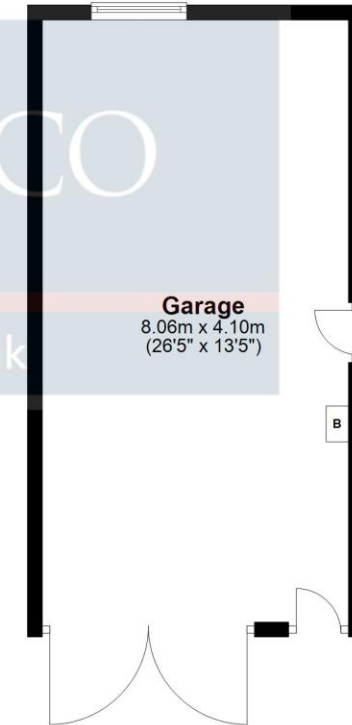
## First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



## Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 33.0 sq. metres (355.7 sq. feet)



Main area: Approx. 96.0 sq. metres (1033.3 sq. feet)

Plus garages, approx. 33.0 sq. metres (355.7 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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