



18 Farmadine, Saffron Walden  
CB11 3HP



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# 18 Farmadine

Saffron Walden | Essex | CB11 3HP

Guide Price £950,000

- A well proportioned four bedroom detached family home
- Open plan kitchen/dining room
- Generous sitting room with bi-folding doors onto the rear garden
- Principal bedroom with en-suite
- Four double bedrooms
- Ample off-road parking and garage
- Generous, mature enclosed garden
- Superb location, ideally situated close to the heart of town

## The Property

A wonderful four bedroom, two bathroom detached family home which has been well maintained by the current owners, ideally located just a short walk from highly regarded local schooling and the town centre. In addition, there is off road parking, integral garage and rear garden.

## The Setting

Farmadine is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. 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 a regular service to London's Liverpool Street, in about 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 a bright and airy hallway with stairs rising to the first floor with understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The wonderful kitchen/dining room is a particular feature of the property with a matching range of eye and base level units with work surface over and sink unit incorporated. Integrated appliances include oven, gas hob with extractor fan over, freezer, microwave and dishwasher. There is space and plumbing for a fridge/freezer and a side door for access. The generous dual aspect sitting room is filled with natural light from bi folding doors opening onto the garden. The ground floor is completed by a second reception room with windows to front and side aspect.





The first floor landing provides loft access, a cupboard housing hot water storage tank and has doors leading to the four bedrooms and family bathroom. The principal bedroom is a good size double with window to front aspect and ensuite. Comprising panelled bath with a fixed Aquilisa shower and additional shower attachment, W.C and wash hand basin. Bedroom two is a dual aspect double room. A third double bedroom has a range of fitted wardrobes and window to rear aspect. Bedroom four is a good size with window to rear aspect and built in storage cupboard. The family bathroom comprises panelled bath with shower attachment over, separate shower enclosure, vanity unit with wash hand basin and W.C.

### Outside

To the front of the property is a driveway providing off street parking for multiple vehicles. There is access to the garage with up and over door, rear personal door and power and light connected. There is gated side access which leads to the established rear garden. Predominantly laid mainly to lawn with mature trees as well as a large patio area, ideal for al fresco dining with a large electric canopy. In addition, there is a timber shed with work bench and lights and power connected. A further outbuilding is currently used as a wine and freezer store.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Solar photovoltaic panels are fitted to the garage with battery storage to provide additional electricity. Ultrafast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Detached

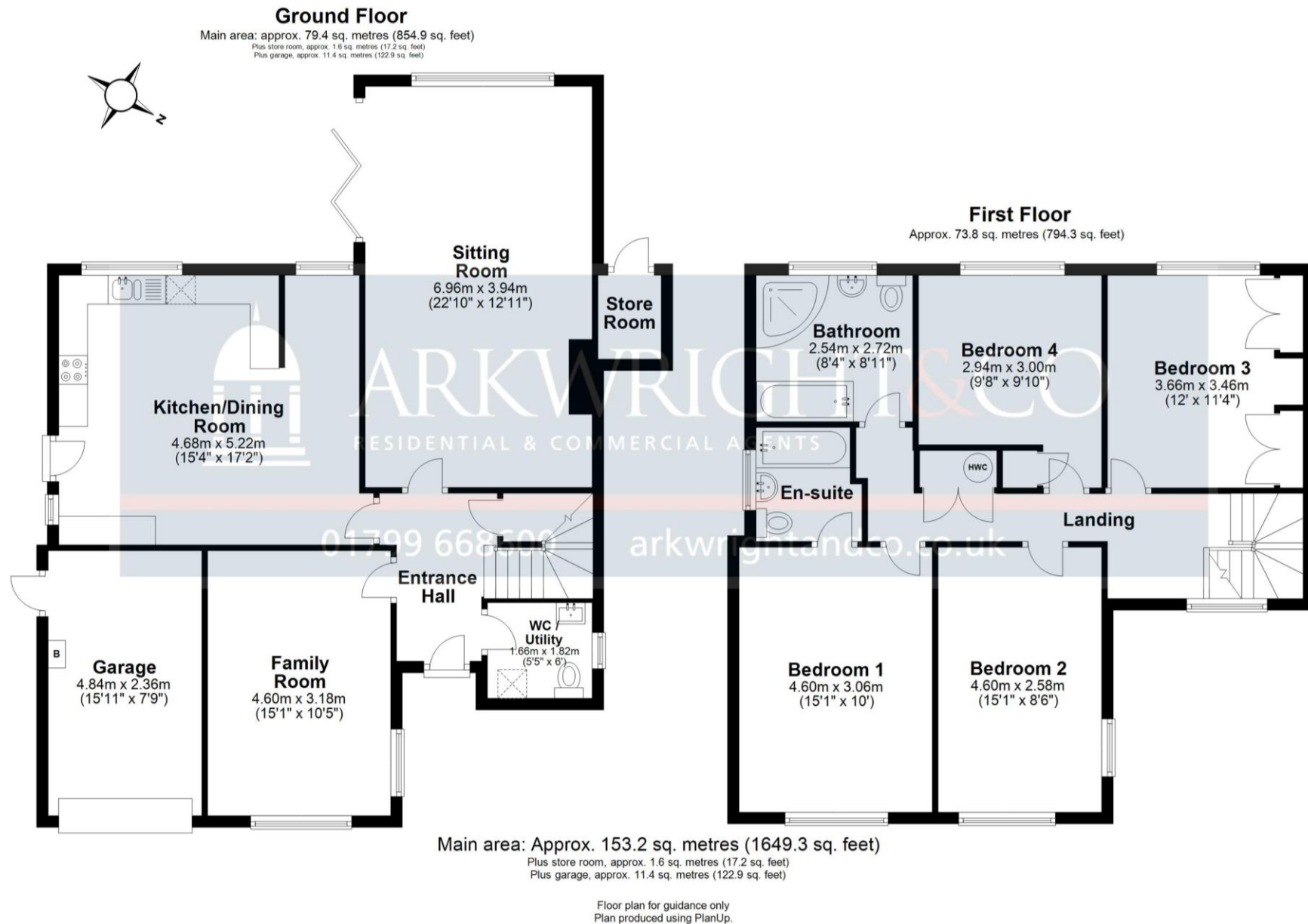
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** – E







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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