



1 London Road, Saffron Walden
CB11 4ED



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

1 London Road

Saffron Walden | Essex | CB11 4ED

Guide Price £925,000

- An extremely attractive three bedroom detached period home
- Beautifully presented throughout
- Renovated and remodelled by the current owners to the highest standard
- Useful basement
- Ground floor W.C and first floor bathroom
- Wonderful, part walled garden
- Secure gated parking for three vehicles
- Highly desirable town centre location within walking distance of an array for amenities and highly regarded local schooling

The Property

A most handsome, double fronted and rarely available, detached three-bedroom Victorian home, ideally located in the heart of Saffron Walden, within a stone's throw of the market square and a gentle stroll to The Common. This elegant period property has been thoughtfully updated throughout, blending timeless character with modern convenience, enjoying an enclosed garden and secure gated parking.

The Setting

London Road is conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The property is ideally situated for Saffron Walden County High as well as other local schooling. For the commuter Audley End Station is within 2 miles which provides 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 Cambridge within 15 miles to the north.

The Accommodation

In detail the property enjoys excellent curb appeal, set behind a low brick wall with central steps rising to front door beneath a beautifully detailed portico. Internally, the house opens into a welcoming entrance hall filled with natural light from the large window to the rear aspect, stairs rising to the first floor, concealed staircase to the basement, built in storage cupboard and doors to the adjoining rooms. A wonderful, dual aspect sitting room is rich in period charm with tall ceilings, original sash windows and attractive fireplace. Beyond, a snug provides an ideal retreat or study space, adjacent to a cleverly designed utility/WC and useful rear storage room.





To the left of the entrance hall is the stunning, triple aspect kitchen/dining room, beautifully designed with painted timber cabinetry in heritage green, solid wood worktops and terracotta tiled flooring. A classic dual Belfast sink and range of integrated appliances complete the space, while French doors lead directly onto the rear terrace.

The first-floor landing offers built in storage, three bedrooms and a family bathroom. The principal bedroom benefits from twin sash windows, affording an abundance of natural light and a view towards the town and a range of built in wardrobes. Bedroom two is a double room with window to front aspect. A third good size room has a window to side aspect. The well-proportioned family bathroom comprises a panelled bath with shower attachment over, W.C, wash hand basin and Velux window.

Outside

The part walled, landscaped garden is particular feature of the property with mature hedging providing a high degree of privacy. There are two seating areas which have been thoughtfully positioned providing an ideal space for outdoor entertaining and alfresco dining. There is secure gated, off-road parking for three vehicles.



Services

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

Tenure – Freehold

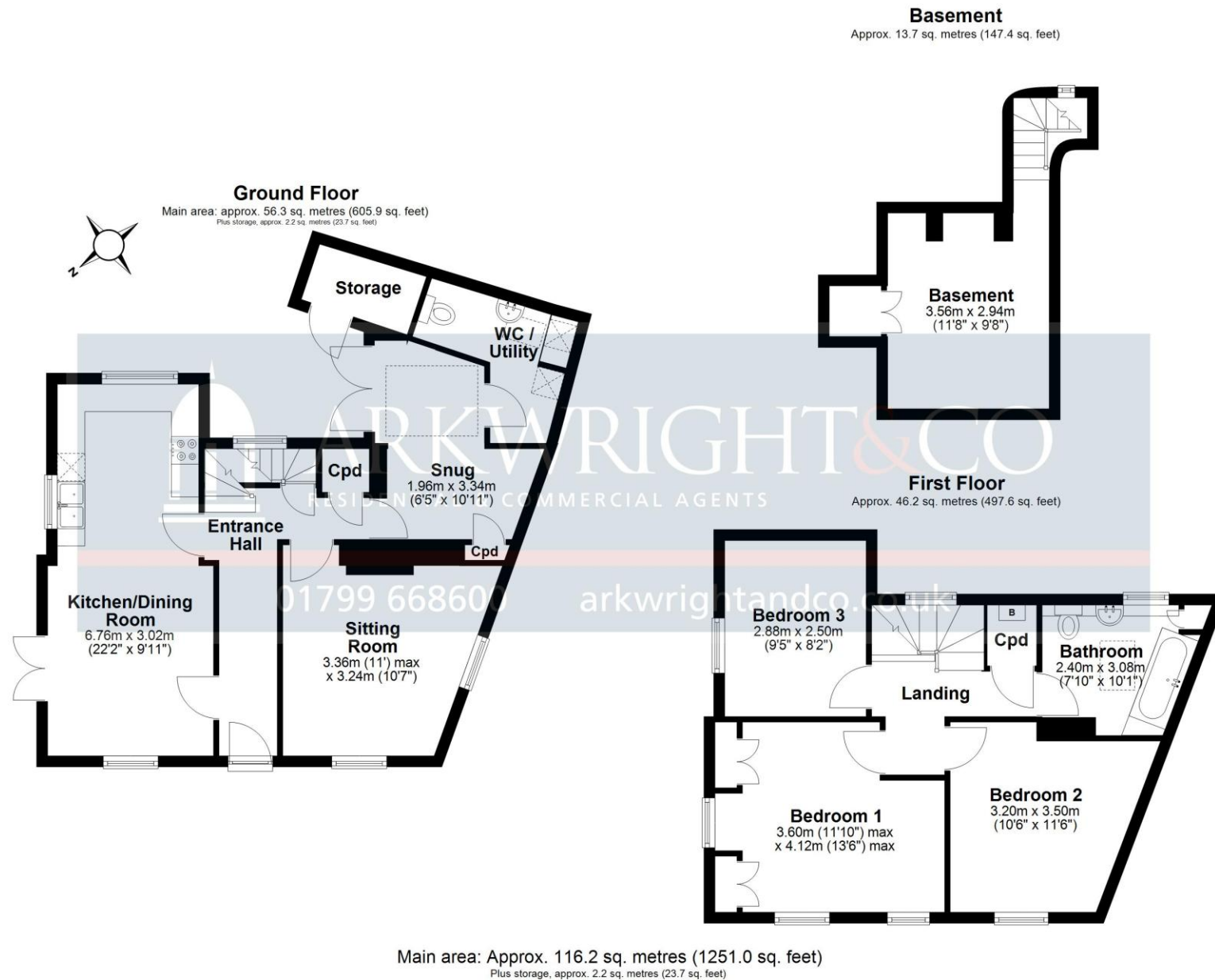
Property Type – Detached

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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