



14 Nightingale Mews, Saffron Walden
CB10 2BQ



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RESIDENTIAL & COMMERCIAL AGENTS

14 Nightingale Mews

Saffron Walden | Essex | CB10 2BQ

Guide Price £400,000

- A superb three bedroom detached family home
- Open plan kitchen/dining/living room
- Ground floor W.C and first floor bathroom
- Good size south west facing garden
- Detached garage
- Off road parking
- Offered with no upward chain
- Popular residential area within walking distance of the town centre

The Property

A well-proportioned three bedroom detached home, quietly tucked away in a small cul-de-sac. Enjoying a garage, south facing garden and offered with no upward chain.

The Setting

Conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

In detail the property comprises an entrance hall with stairs to first floor with storage cupboard under, cloakroom comprising WC, wash hand basin and door to the adjoining room. The generous open plan kitchen/living/dining area is filled with natural light from windows to front and rear aspect and double doors opening onto the rear garden. The kitchen is fitted with a matching range of base and eye-level units with work surface and sink unit, gas hob with extractor fan over and oven incorporated. There is space and plumbing for appliances.

The first-floor landing has a window to front aspect, built-in airing cupboard housing the hot water system, access to part-boarded loft with ladder and doors to the adjoining rooms. Bedroom one is a double room with built-in wardrobe and window to rear aspect. Bedroom two is a double room with built-in wardrobe and window to rear aspect. Bedroom





three is a good size room with window to front aspect. The family bathroom comprises WC, wash hand basin and panelled bath with shower attachment over.

Outside

To the front of the property is a driveway providing off road parking and there is access to the detached garage with up-and-over-door, loft storage and personal door onto the rear garden. There is gated access to the good size, south west facing rear garden with timber shed.

Services

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



Tenure – Freehold

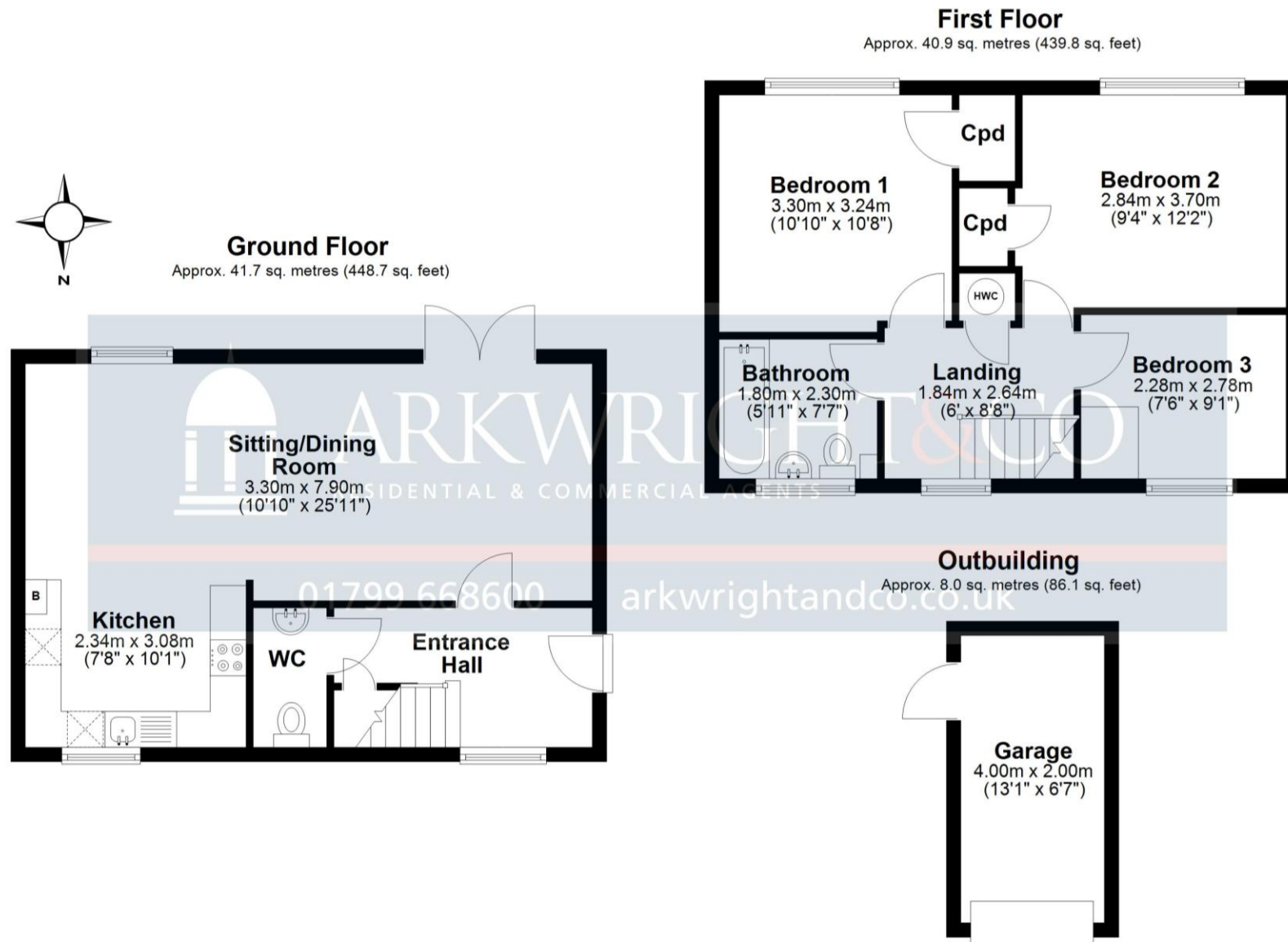
Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax– D





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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