



74A Little Walden Road, Saffron Walden
CB10 2DW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

74A Little Walden Road

Saffron Walden | Essex | CB10 2DW

Guide Price £750,000

- A well-presented four-bedroom, two bathroom detached property
- Wonderful kitchen with separate utility room
- Two receptions rooms
- Principal bedroom with en-suite
- Off road parking and integral garage
- Private rear garden
- Wonderful countryside views
- Ideally located within walking distance of the town centre

The Property

A well-proportioned four-bedroom, two bathroom detached family home occupying a pleasant position, ideally located just a short distance from Saffron Walden town centre and enjoying attractive open countryside views. Benefiting from off road parking, garage and rear garden.

The Setting

Little Walden Road is situated to the North East of Saffron Walden town centre and is within 15 minutes walking distance to market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street which provides a regular service to London's Liverpool Street in approximately 55 minutes, Cambridge in approximately 30 minutes and Tottenham Hale (to the Victoria Line) is approximately 30 minutes. Alternatively, the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises a good size entrance hall with stairs rising to the first floor, a cloakroom with W.C and wash hand basin, understair storage cupboard and doors to the adjoining rooms. To the left is a dining room with window to the front aspect and double doors opening through to the generous, dual aspect sitting room. A wonderful space which benefits from an open fireplace with wood surround to provide a country feel and double doors opening onto the rear garden. The superb kitchen/breakfast room is fitted with a two-tone range of base and eye level units with quartz work surface over incorporating an undermounted sink unit, an electric oven and a induction hob with extractor hood above. There is space for a dishwasher, washing machine and fridge freezer. There is a window to the rear aspect,





a door providing access to the rear garden, an internal door providing access to the integral garage and a door to the utility room.

The first-floor landing is filled with natural light from a window to front aspect with views overlooking open countryside, built in storage cupboard, doors to the adjoining rooms and a loft hatch provides access to a large loft area, an expansive fully boarded storage space where it is considered there is room to potentially create further accommodation, subject to planning. Bedroom one is a double bedroom with window to front aspect and ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a double room with window to rear aspect. A third good size bedroom has a window to front aspect. Bedroom four is a good size with window to rear aspect. The family bathroom comprises panelled bath, wash hand basin, WC and separate shower cubicle with Aqualisa Digital power shower.

Outside

To the front is a gravelled front driveway providing off road parking for three vehicles, as well as access to the integral garage with light and power connected. There is gated side access to the rear garden which is split over two tiers with



a patio and gravelled area set off the back of the house providing an ideal area for Al Fresco dining, with steps leading up to a small lawn area.

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

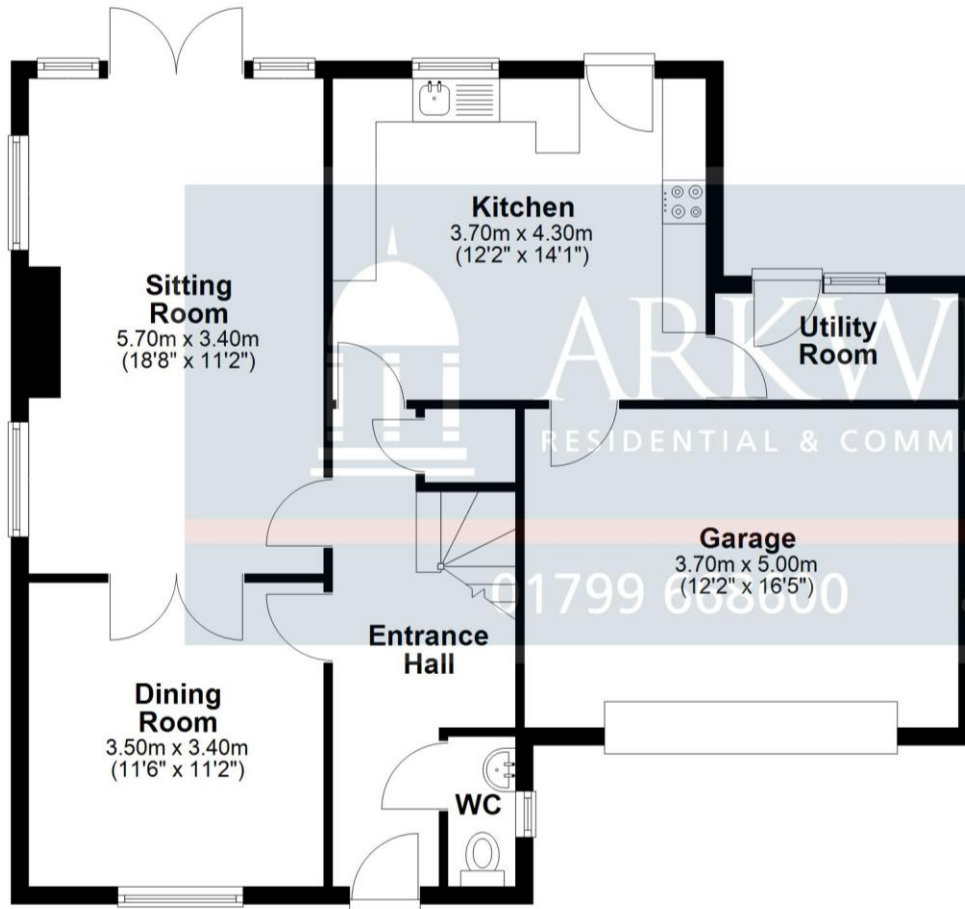
Local Authority – Uttlesford District Council

Council Tax – E



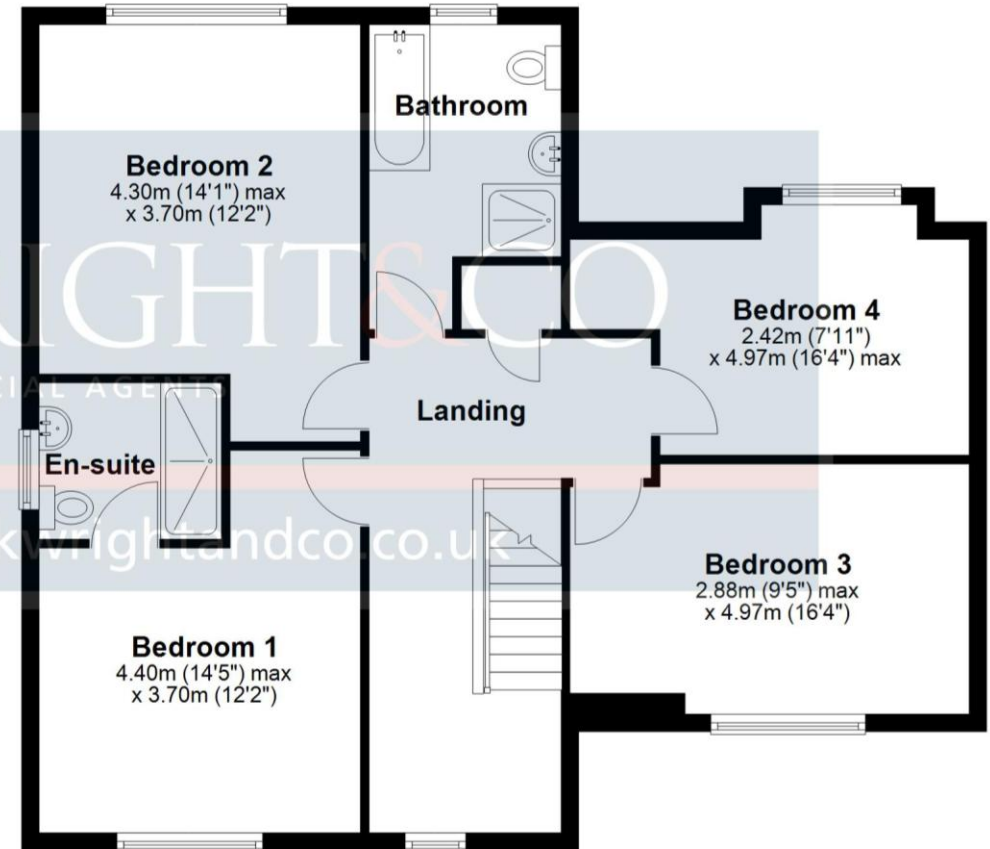
Ground Floor

Main area: approx. 63.8 sq. metres (687.1 sq. feet)
Plus garages, approx. 8.1 sq. metres (87.3 sq. feet)



First Floor

Approx. 84.8 sq. metres (912.4 sq. feet)



Main area: Approx. 148.6 sq. metres (1599.5 sq. feet)

Plus garages, approx. 8.1 sq. metres (87.3 sq. feet)

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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