



117 Thaxted Road, Saffron Walden  
CB11 3AG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 117 Thaxted Road

Saffron Walden | Essex | CB11 3AG

## Guide Price £695,000

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

### 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. Benefiting from off road parking, detached garage and rear garden.

### The Setting

Thaxted Road is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in 55 minutes. Alternatively, the M11 can be accessed at either junction 8 (Bishop's Stortford) or junction 10 (Duxford). Stansted airport is within 19 miles and the university City of Cambridge is within 15 miles to the North.

### The Accommodation

In detail the property comprises an entrance porch with cloakroom, door into the entrance hall and door leading into the double garage. The light and airy entrance hall has stairs rising to the first floor and doors to the adjoining rooms. The kitchen is fitted with a matching range of eye and base level units with worksurface over and space and plumbing for appliances. A utility room sits opposite the kitchen and a good size dining room has a window to front aspect. To the rear of the property is a generous living room with two sets of sliding doors opening into the conservatory. Filled with natural light and double doors opening onto the established garden.





The first-floor landing provides access to four bedrooms, family bathroom, airing cupboard and partly boarded loft. The principal bedroom has built in storage cupboard, window overlooking the garden and en-suite. Comprising shower enclosure, W.C and wash basin. Bedroom two is a double bedroom with window to side aspect and built in wardrobes. A third good size room has a window to side aspect and built in storage. The fourth good size room has built in wardrobe and window to side aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C, bidet and wash hand basin.

### Outside

To the front of the property is a driveway providing off road parking for two vehicles and access to the double garage which benefits from loft space. To the rear is an attractive South West facing private, fully enclosed garden with mature tree and shrub borders and patio area, ideal for outdoor entertaining. In addition, there is a summerhouse and two sheds. There is also side access on both sides of the property.



### 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

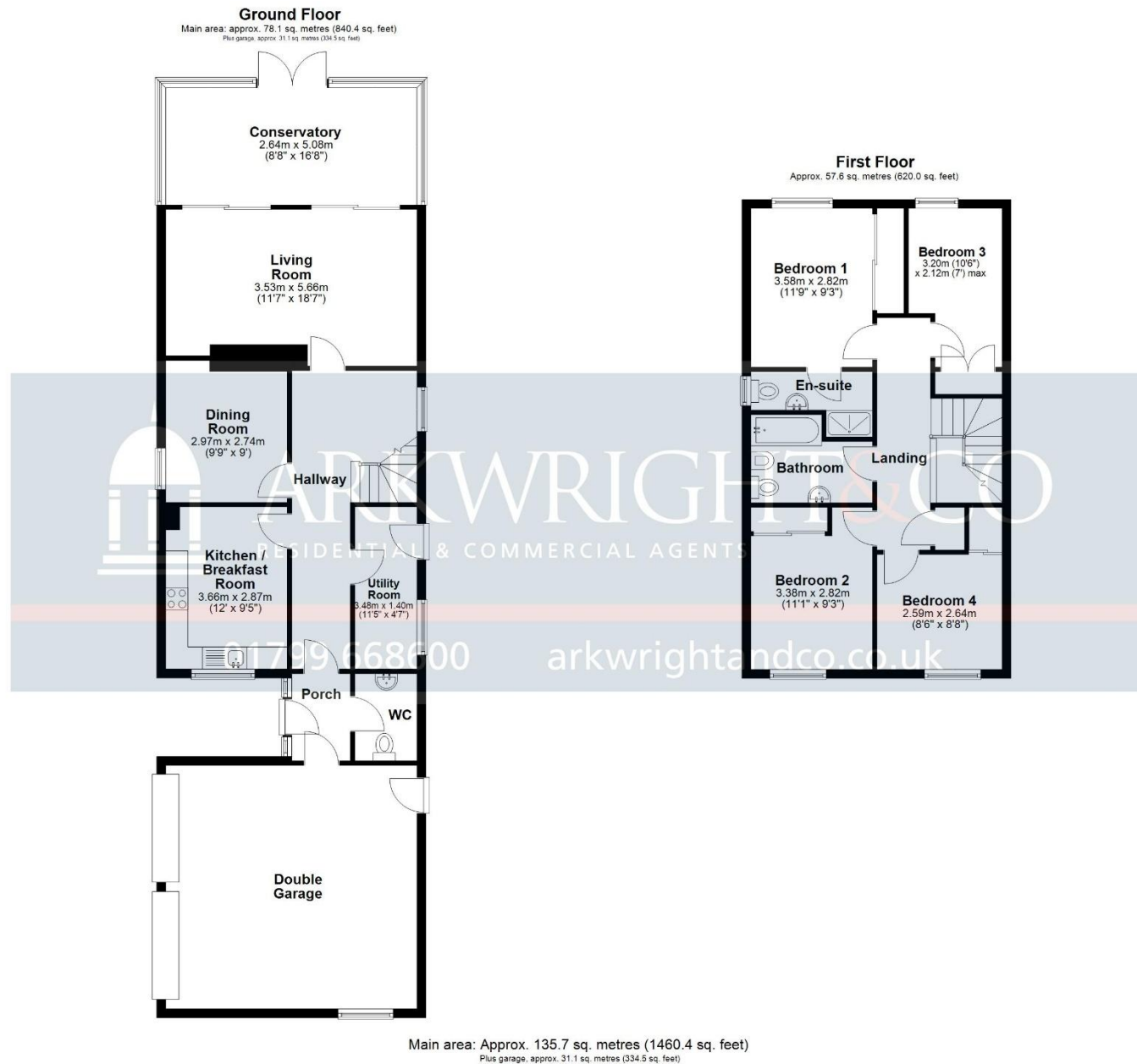
**Property Construction** – Brick with tiled roof

**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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