



58 Beeches Close, Saffron Walden
CB11 4BT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

58 Beeches Close

Saffron Walden | Essex | CB11 4BT

Guide Price £575,000

- A three-bedroom semi-detached home on a generous corner plot
- In need of modernisation throughout with s superb potential to extend (STPP) and reconfigure
- A bright dual-aspect living space with access to a garden room
- Separate kitchen and ground floor cloakroom
- Off road parking & garage
- Peaceful cul-de-sac setting close to town and walking distance to County High
- Perfectly placed for ease of access to Audley End station giving direct access to London and Cambridge
- No upward chain

The Property

A fantastic and rare opportunity to secure a three-bedroom, semi - detached family home in the much sought after and well-established residential development of Beeches Close. The property, whilst well maintained, could benefit from a degree of modernisation, but offers excellent scope for refurbishment and extension to maximise the potential of the generous plot that the property sits on. Ideally located close to the town centre and the highly sought after County High School, as well as being well placed for ease of access out to Audley End Train Station for the London and Cambridge commuters.

The Setting

Beeches Close is a peaceful residential cul-de-sac situated in the charming market town of Saffron Walden, Essex, known for its rich history, characterful architecture, and welcoming community. Just a short walk from the vibrant town centre, residents enjoy easy access to a range of amenities including independent shops, cafés, restaurants, a twice-weekly market, and cultural attractions such as Saffron Hall and Bridge End Garden. The town also offers excellent schooling options, including the well-regarded Saffron Walden County High School. For commuters, the nearby Audley End railway station (approximately 2.5 miles away) provides direct services to London Liverpool Street in around 55 minutes, while the M11 (Junction 9) offers convenient road connections to Cambridge (approximately 15 miles north) and London Stansted Airport (just 19 miles south).





The Accommodation

Positioned at the head of a quiet and well-established cul-de-sac, is a three-bedroom semi-detached home occupying an unusually wide corner plot — offering exciting scope to extend, modernise or remodel (STP) to suit your needs. The current layout is practical and well-proportioned. A central entrance hall leads into a spacious dual-aspect sitting/dining room with access to the garden room. The separate kitchen is situated at the rear of the house and links conveniently to a ground floor cloakroom, with potential to reconfigure into a more open-plan layout if desired. Upstairs, there are three good-sized bedrooms, two with built-in storage and a family bathroom. The home enjoys plenty of natural light, with windows to three elevations and leafy views from all aspects.

Outside

The plot presents excellent scope to create a larger home without compromising outdoor space, with plenty of room for a side or rear extension (subject to planning). There is ample off street parking to the front with a garage and gated side access. The rear garden is private, mature and west-facing — ideal for evening sun and al fresco living.



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 – Semi - detached

Property Construction – Brick built with tiled roof

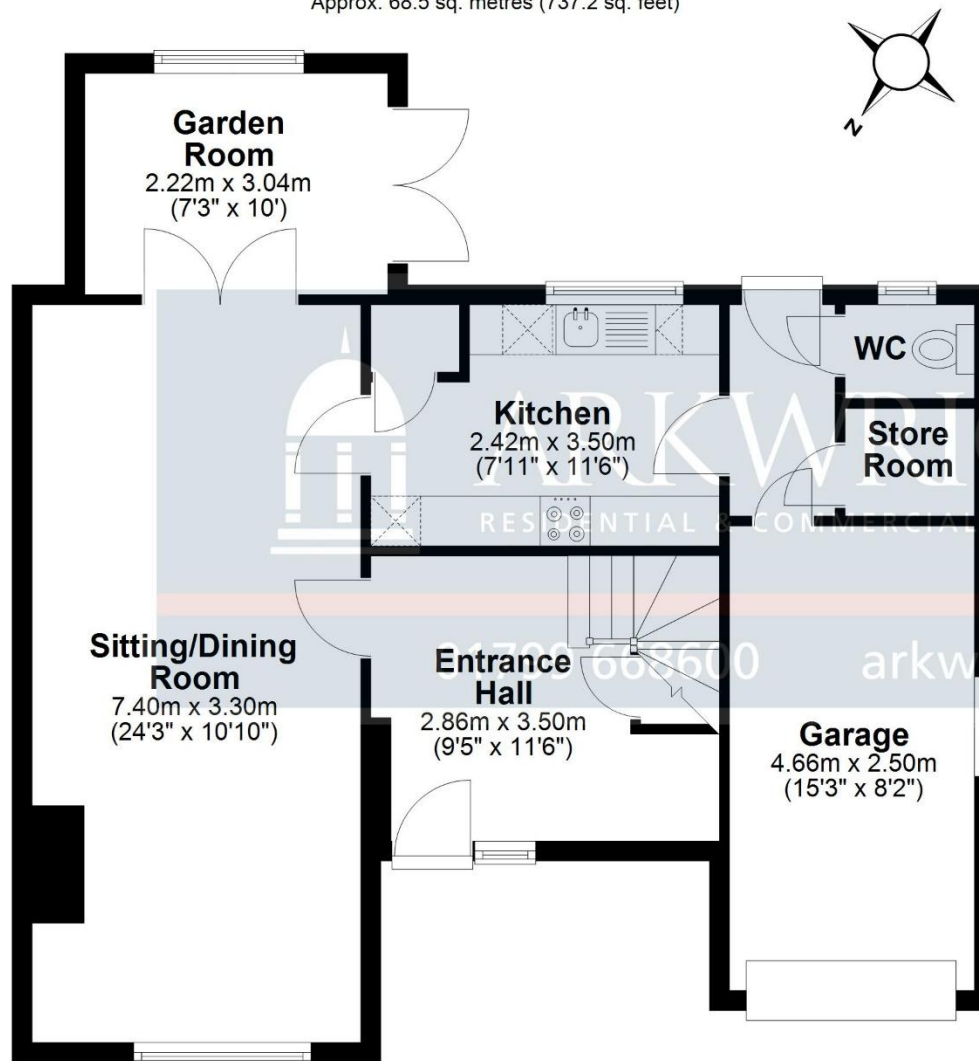
Local Authority – Uttlesford District Council

Council Tax– D



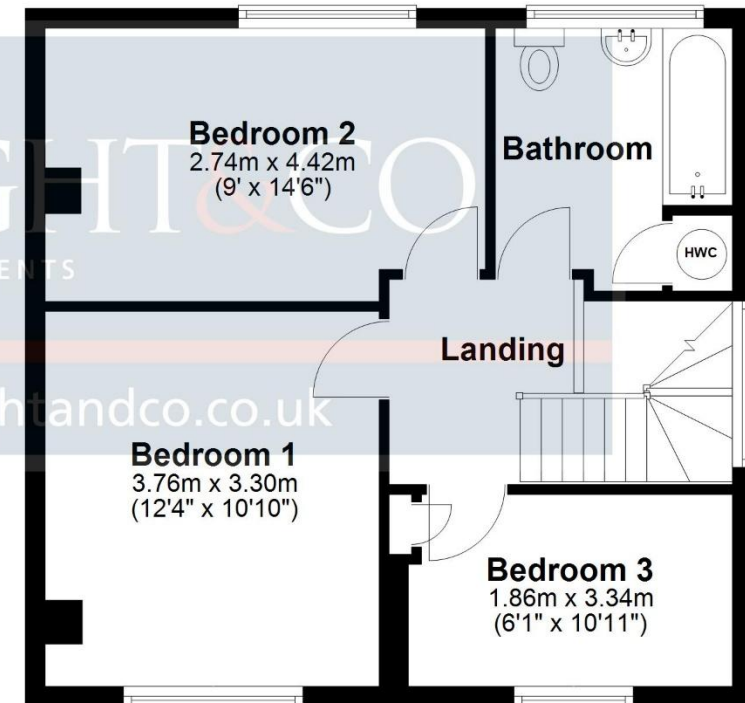
Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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