



24 Shepherds Way, Saffron Walden
CB10 2AH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

24 Shepherds Way

Saffron Walden | Essex | CB10 2AH

Guide Price £500,000

- A well proportioned three bedroom semi-detached family home
- Three reception rooms
- Scope to renovate and remodel subject to necessary permissions
- First floor bathroom
- Generous, established rear garden
- Off road parking
- Garage
- Popular residential location
- EPC: E

The Property

A well-proportioned three-bedroom semi-detached property extending to 1472 sqft, ideally located within walking distance of The Common and town centre. In addition, the property benefits from off road parking, garage and a good size rear garden.

The Setting

Shepherds Way enjoys a prime position just a short distance from the heart of Saffron Walden, a picturesque and thriving market town renowned for its rich history, attractive period architecture, and vibrant community atmosphere. At its centre, you'll find the magnificent St Mary's Parish Church, one of the largest in Essex, along with a tree-lined High Street and traditional Market Square offering an array of independent shops, cafés, and restaurants. The town is particularly well served by a range of amenities, including excellent schooling at both primary level and the highly regarded Saffron Walden County High School. For commuters, the M11 is just 4 miles away, providing swift road links to London, Cambridge, and Stansted Airport, while nearby Audley End Station (under 2 miles) offers regular rail services to London Liverpool Street in approximately one hour. The world-renowned university city of Cambridge lies about 15 miles to the north, offering extensive cultural, educational, and retail facilities.

The Accommodation

In detail the property comprises an entrance porch with windows to front and side aspect and door leading into the hallway, where stairs rise to the first floor, access to the understair pantry and doors to the adjoining rooms. To the right is a generous dining room with large window to front aspect and fireplace. A door leads into a large sitting room with views over the garden and double doors opening into the conservatory. A superb space which opens onto the wonderful garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances.





The first-floor landing provides **access to the loft hatch** and has doors to the adjoining rooms. Bedroom one is a double room with window to front aspect and a range of built in wardrobes. Bedroom two is a double room with window to rear aspect and built in wardrobes. The third bedroom is a good size with window to front aspect. The family bathroom comprises a bath, W.C and wash hand basin. There is also a separate W.C.

Outside

To the front of the property is a paved driveway providing off road parking with a garden to the right laid mainly to lawn with mature shrub and tree borders. There is access to the garage and gated side access to the rear. A generous, established rear garden is a particular feature of the property predominantly laid to lawn with a paved area providing an ideal space for al fresco dining and outdoor entertaining. Mature shrubs and trees are interspersed throughout the garden with timber sheds located to the rear.



Services

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

Tenure – Freehold

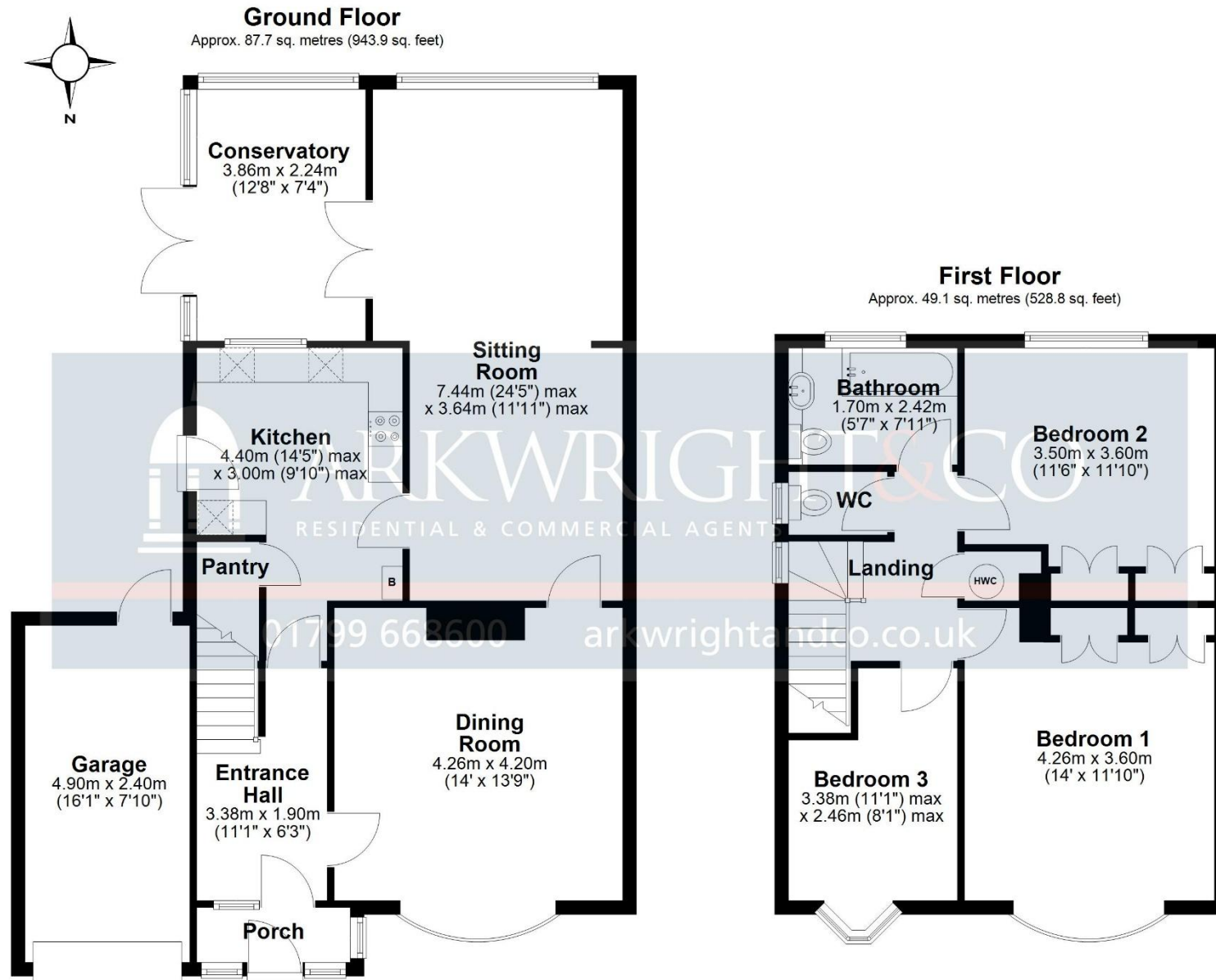
Property Type – Semi - detached

Property Construction – Brick built 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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01799 668600

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



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