



41 Crabbtrees, Saffron Walden
CB11 3BH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

41 Crabbtrees

Saffron Walden | Essex | CB11 3BH

Guide Price £475,000

- Smart and contemporary four-bedroom townhouse
- Arranged over three floors, extending to approx. 1,100 sq ft Bedroom with ensuite
- Fitted kitchen/breakfast room with integrated Bosch appliances
- Spacious rear living/dining room with French doors to the garden
- Principal bedroom suite occupying the entire top floor with en-suite and built-in wardrobes
- Two further double bedrooms with fitted wardrobes, plus versatile fourth bedroom/study
- low-maintenance rear garden with terrace, raised astroturf lawn and oak sleeper borders
- Off-street parking and en-bloc single garage with rear garden access

The Property

A stylish four-bedroom townhouse with garage and parking, perfectly placed for convenient access to Saffron Walden's town centre.

The Setting

Crabbtrees forms part of a popular and well-established residential area on the southern side of Saffron Walden, perfectly placed for enjoying everything this vibrant market town has to offer. Within an easy 0.8-mile stroll lies the historic Market Square, home to a wonderful selection of independent shops, cafés, boutiques and restaurants, as well as Waitrose, the weekly market and the beautifully restored Common.

Families are exceptionally well catered for, with excellent local schooling including RA Butler, Katherine Semar and the highly regarded Saffron Walden County High School. The town also offers a wealth of leisure amenities, such as the Lord Butler Fitness & Leisure Centre, Saffron Walden Golf Club and the picturesque Bridge End Gardens.

For commuters, Audley End station is just a short drive away, providing fast and direct rail services to London Liverpool Street and Cambridge. The nearby M11 offers convenient road connections towards London, Stansted Airport and Cambridge, making the area ideal for those who value both countryside living and excellent transport links.





Surrounded by rolling countryside and scenic walks, yet moments from the heart of town, Crabtrees offers a superb blend of convenience, community and quality of life.

The Accommodation

a smart and contemporary four-bedroom townhouse, arranged over three well-planned floors and extending to around 1,100 sq ft.

Ideally positioned just 0.8 miles from Saffron Walden's historic market square, the property also benefits from off-street parking and a single garage – a rare combination this close to town.

Stepping inside, the entrance hall provides access to the principal ground-floor rooms, including a bright kitchen/breakfast room that has been beautifully re-fitted by the current owners with a high-quality specification and integrated Bosch appliances. To the rear, the generous living/dining room enjoys a lovely outlook over the garden, with French doors opening directly onto the terrace, along with a useful understairs storage cupboard. A cloakroom completes the ground floor.

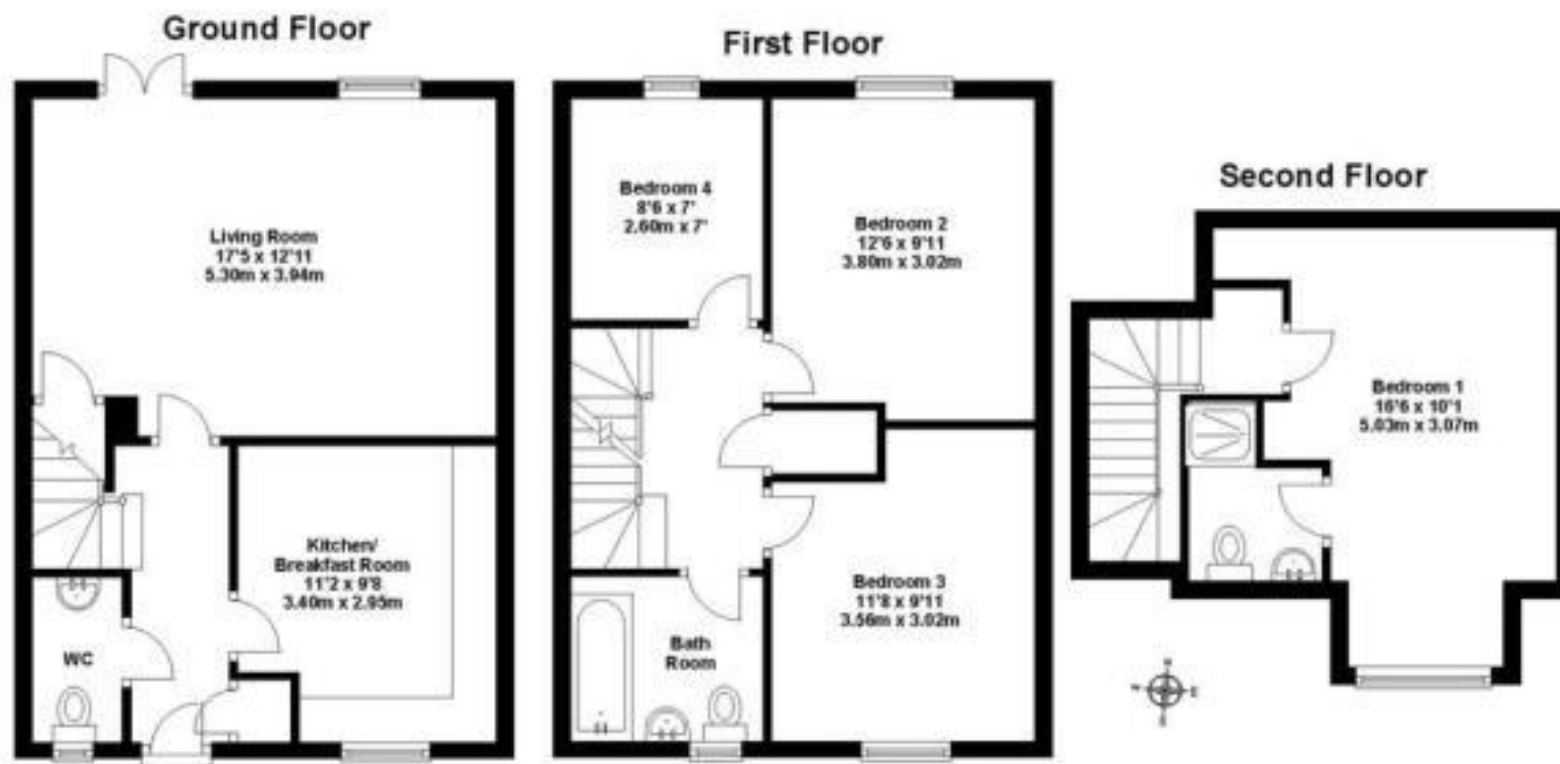


The first floor offers three well-proportioned bedrooms and a stylish family bathroom. Bedrooms two and three are comfortable doubles, each featuring built-in wardrobes, while bedroom four provides an ideal nursery or home office. Occupying the entire second floor, the principal bedroom suite creates a peaceful retreat, complete with built-in wardrobes and a contemporary en-suite shower room.

Outside

The rear garden has been thoughtfully designed for easy maintenance and year-round enjoyment. A lower terrace provides the perfect space for outdoor dining, while a raised astroturf lawn – framed with attractive oak sleepers – adds structure and greenery. A rear gate leads directly to the off-street parking space and the en-bloc single garage.





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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