



## 3 Church Street, Saffron Walden, CB10 1JW

A delightful and deceptively spacious 3-bedroom period home, with well-appointed living accommodation, including a stunning sunken sitting room with bi-folding doors to the garden. Ideally positioned within the heart of Saffron Walden town centre, this property provides modern living with a cottage charm.

**Guide Price £475,000**

- Stunning 3-bedroom period home
- Spacious accommodation over 3 floors
- Sunken sitting room with bi-folding doors opening out to garden terrace
- In the heart of the town centre
- Viewing highly recommended



## ACCOMMODATION

3 Church Street is an attractive and deceptively spacious period 3 storey end of terrace home set in the heart of the vibrant and historic town of Saffron Walden, with breath-taking views of the magnificent St Mary's Church. The well-appointed accommodation, set over 3 floors, comprises on the ground floor of a fitted kitchen, cloakroom, dining room, and stunning sunken sitting room with vaulted ceiling and bi-folding doors to the garden terrace. To the first floor are 3 well-proportioned bedrooms and shower room, with a further double bedroom to the second floor. In detail, the accommodation comprises: -

### GROUND FLOOR

#### ENTRANCE HALL

Oak flooring, radiator, staircase leading to first floor, glazed door to sitting room, open plan doorway to kitchen.

#### CLOAKROOM

Understairs WC comprising low level WC and wash hand basin.

#### KITCHEN

Fitted with a range of base and eye level units with solid oak worktop space over, ceramic sink unit with mixer tap, tiled splashbacks, space and plumbing for washer/drier and dishwasher, space for fridge and freezer, and space for cooker with gas and electric points. Secondary glazed sash window to front aspect, radiator, ceiling spotlights, floor mounted gas boiler. Fitted seat and tiled flooring.

#### DINING ROOM

Open fireplace with gas point and tiled hearth, oak flooring, double radiator, open plan with steps down to:

#### SUNKEN SITTING ROOM

Vaulted ceiling with two skylights, feature window to side and hardwood double glazed bi-folding doors leading to the garden and decking terrace with full height windows to either side. Oak flooring and two vertical contemporary radiators.

### FIRST FLOOR

LANDING Door with staircase to second floor, door to:

#### BEDROOM 1

Double glazed window to rear aspect, fitted wardrobes, radiator, and exposed wooden floorboards.

#### BEDROOM 2

Sash window to front aspect, fitted wardrobes, airing cupboard housing hot water cylinder and slatted shelving, and radiator.

#### SHOWER ROOM

Refitted suite comprising large shower enclosure, pedestal wash hand basin and low-level WC, fully tiled walls and floor, obscure sash window to front aspect, built-in storage cupboards, and ladder radiator.

### SECOND FLOOR

#### BEDROOM 3

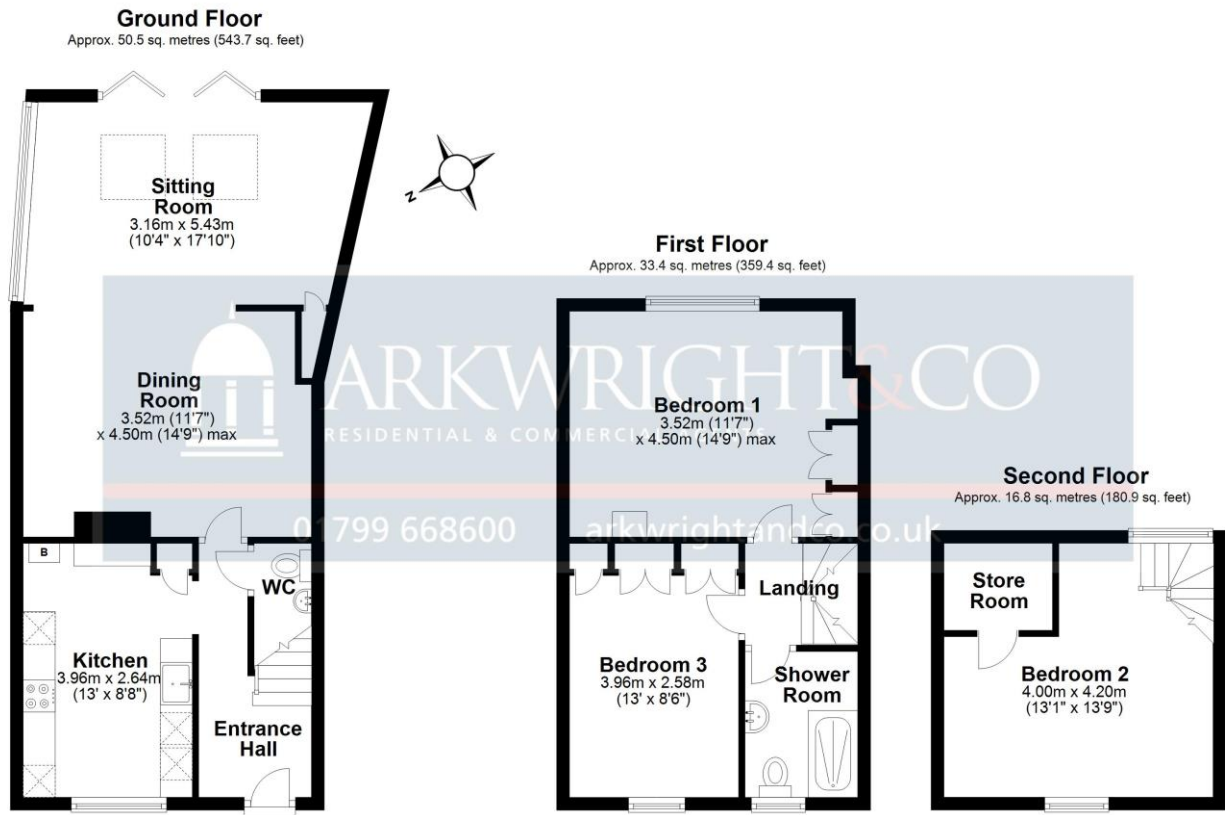
Dual aspect room with windows to front and rear aspects, built in cupboard, radiator, sloping eaves, access to roof area.

#### OUTSIDE

The enclosed south facing rear garden comprises hardwood decking area with adjoining lawn, flower and shrub borders, vegetable patch and timber shed. In addition are views of the Church spire.

#### LOCATION

Ideally situated in the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and 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 and leisure facilities include an 18-hole golf course, 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 approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8, Bishops Stortford, Stansted Airport is within 19 miles and the University City of Cambridge is within 15 miles to the north.



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.





**COUNCIL TAX BAND**

Tax band D

**EPC RATING**

D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Uttlesford District Council

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