



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

75 Walden Road, Swards End, Saffron Walden, CB10 2LG

A beautifully presented modern detached family home set in this sought after village within close proximity to Saffron Walden. The property offers well-presented and versatile accommodation throughout and a generous plot.

Guide Price £750,000

- Six bedrooms
- Three reception rooms
- Kitchen and utility
- Bathroom and en suite
- Generous plot
- Sought after village location

The well regarded village of Swards End is conveniently located around 1.5 miles east from the market town of Saffron Walden which offers excellent shopping, schooling and recreational facilities, including a Tesco Superstore and leisure centre with swimming pool. Audley End mainline station, offering a commuter service into London's Liverpool Street, is around 3 miles away and the M11 motorway access at Stump Cross (junction 9) is around 6 miles distant.

ACCOMMODATION with approximate room sizes.

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door with adjoining double glazed window and staircase rising to the first floor.

SITTING ROOM

21' x 12' 1" (6.4m x 3.68m)

A well proportioned room with double glazed window to the front aspect overlooking the driveway and street scene, fireplace with inset



electric fire, stone hearth and surround. A pair of glazed doors provide access onto the family room, also providing a separation.

FAMILY ROOM

12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed bi-folding doors providing access and views onto the terrace and garden, fireplace with inset electric stove, stone surround and hearth.

CLOAKROOM

WC with hidden cistern, wash hand basin with cupboard below and obscure glazed window.

KITCHEN

17' 9" x 11' 8" (5.41m x 3.56m)

The kitchen comprises an extensive range of base and eye level units with worktop over, twin bowl sink unit, integrated dishwasher, full height fridge, range cooker, double glazed window overlooking the garden, doorway to the utility room, folding glazed door lead to:

DINING ROOM

16' 4" x 12' 7" (4.98m x 3.84m)

A pair of double glazed windows to the front aspect provide a good degree of natural light, decorative fireplace with a raised hearth.

UTILITY ROOM

14' 5" x 7' 7" (4.39m x 2.31m)

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, space for fridge freezer and washing machine, heated towel rail. Glazed door to:

REAR LOBBY

With glazed stable door and adjoining double glazed windows providing views and access onto the garden, storage space and worktop with space for tumble dryer below.

FIRST FLOOR

LANDING

Spacious landing with double glazed window to the front aspect, access to the loft space and built in airing cupboard.

BEDROOM 1

13' 9" x 12' 1" (4.19m x 3.68m)

Double glazed window to the front aspect, fitted with a range of wardrobes. Door to:

EN SUITE

Comprising walk in shower enclosure, WC with hidden cistern, vanity wash hand basin with cupboards below, tiled walls and floor and obscure double glazed window.

BEDROOM 2

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to the rear aspect overlooking the garden and beyond, fitted with a range of wardrobes.

BEDROOM 3

11' 8" x 8' (3.56m x 2.44m)

Double glazed window to the front aspect.

BEDROOM 4

11' 8" x 8' (3.56m x 2.44m)

Double glazed window to the front aspect.

BEDROOM 5

9' 10" x 8' 9" (3m x 2.67m)

Double glazed window to the rear aspect.

BEDROOM 6

8' 9" x 6' 6" (2.67m x 1.98m)

Double glazed window to the rear aspect.



FAMILY BATHROOM

Comprising panelled bath with independent shower over, WC with hidden cistern, wash hand basin with cupboards below, part tiled walls and obscure double glazed window.

OUTSIDE

The property is set in a generous plot and accessed via a five bar gate onto an extensive block paved driveway. Adjoining the rear of the property is an extensive paved patio which is ideal for al-fresco entertaining with a paved path and pergola. The garden is mainly laid to lawn with an abundance of colour incorporating a number of plants and bushes.

VIEWINGS

Strictly by appointment with the Agents.
Virtual tour available via email. Please contact the office to request a copy.







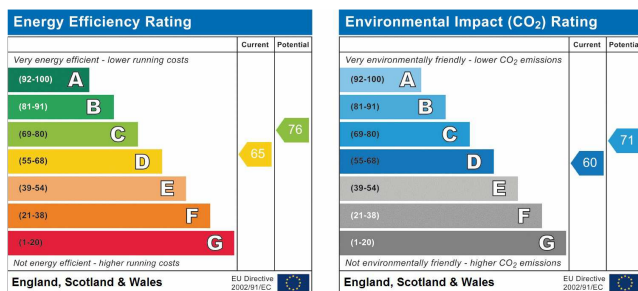


Approx gross internal floor area 190 sqm (2050 sqft)

Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: G

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.