



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

## 32 Bridge Street, Saffron Walden, CB10 1BU

A handsome, Grade II Listed, period cottage in one of the town's most picturesque and sought after settings. The property offers a wealth of period features and three spacious bedrooms. Outside there is a mature rear garden.

Guide Price **£475,000**

- Grade II Listed
- Refitted kitchen and bathroom
- Two reception rooms
- Beautiful conservatory
- Three bedrooms
- Mature garden
- Central location

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

#### ACCOMMODATION with approximate room sizes.

### GROUND FLOOR

#### SOLID WOOD ENTRANCE DOOR

Leading to:

#### SITTING ROOM

15' x 11' 4" (4.57m x 3.45m)

Sash window to front aspect, exposed red brick feature fireplace with cast iron grate, door to kitchen and opening to:



#### DINING ROOM

15' x 9' 3" (4.57m x 2.82m)

Window to front aspect and feature red brick fireplace with cast iron grate.

#### KITCHEN

12' 10" x 7' 6" (3.91m x 2.29m)

Refitted with a range of base units and marble worktops with tiled splashbacks, sink unit, space for range cooker, integrated fridge freezer, window to rear aspect, staircase leading to the first floor. Opening to:

#### UTILITY ROOM

8' 1" x 6' 3" (2.46m x 1.91m)

Space for fridge freezer, space and plumbing for washing machine, understairs cupboard and door to:

#### INNER HALLWAY

Part-glazed door to rear garden and door to:

#### CLOAKROOM

Comprising low level WC, ceramic wash hand basin, tiled splashbacks and window to rear aspect.

#### CONSERVATORY

14' 1" x 13' 6" (4.29m x 4.11m)

A more recent addition to the property, a pair of glazed doors lead to the garden.

### FIRST FLOOR

#### LANDING

Doors to adjoining rooms, door to airing cupboard and access to loft space.

#### MASTER BEDROOM

16' 8" x 11' (5.08m x 3.35m)

Sash window to front aspect, feature cast iron fireplace and full height cupboard.

#### BEDROOM 2

13' 1" x 9' 4" (3.99m x 2.84m)

Sash window to front aspect and integrated storage cupboards.

#### BEDROOM 3

12' 11" x 7' 4" (3.94m x 2.24m)

Sash window to the rear aspect and walk-in cupboard.

## FAMILY BATHROOM

10' 9" x 8' 4" (3.28m x 2.54m)

High quality suite comprising roll-top bath, tiled walk-in shower enclosure, low level WC, twin wash hand basins with tiled splashbacks, heated towel rail and window to the rear aspect.

## OUTSIDE

To the rear of the property is a landscaped garden, ideal for al fresco entertaining.

## VIEWINGS

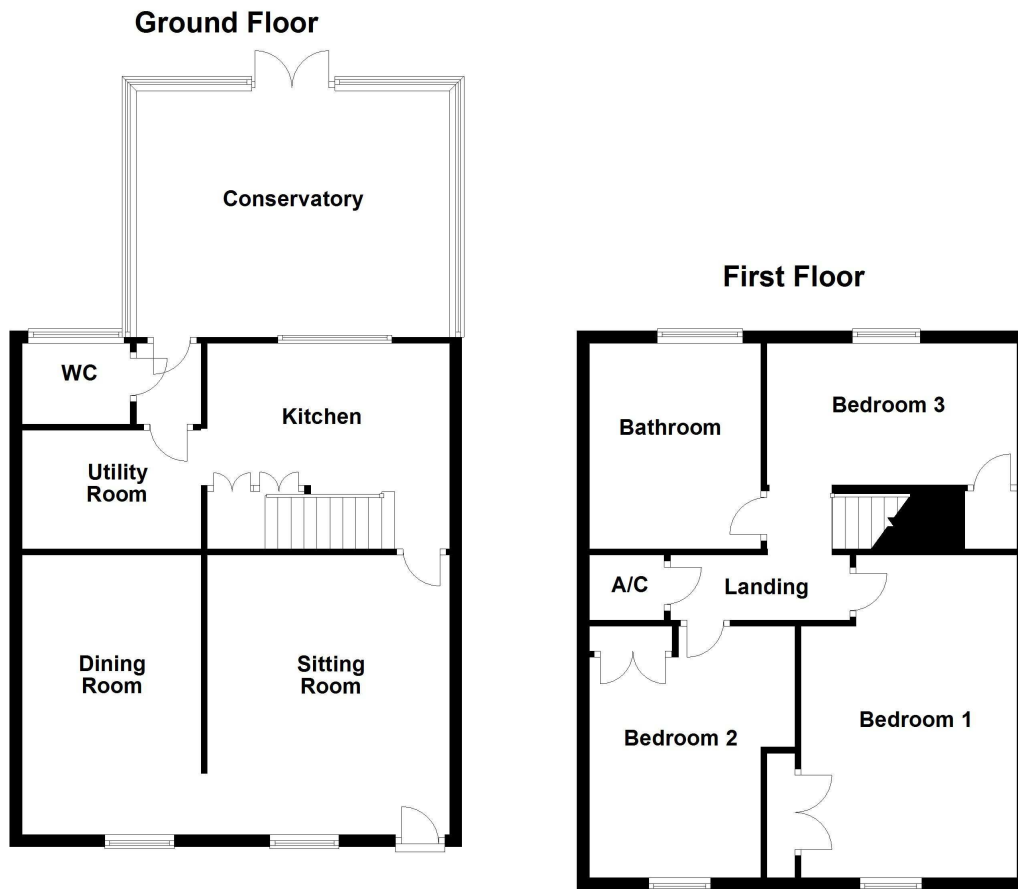
Strictly by appointment with the Agents.  
Virtual tour available via email. Please contact the office to request a copy.











Approx gross internal floor area 132 sqm (1425 sqft)

Not to scale, for guidance purposes only

### Energy Rating

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

EPC EXEMPT

### Council Tax Band: D

### Special Notes

1. 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.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. 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.
7. These Sales Particulars do not constitute a contract or part of a contract.