



5 Mill Lane, Saffron Walden  
CB10 2AS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 5 Mill Lane

Saffron Walden | Essex | CB10 2AS

Guide Price £270,000

- Attractive 1 bedroom period cottage with wood burning stove in sitting room
- Modern re fitted kitchen with fitted appliances
- A versatile basement currently utilised as a study
- Benefitting from a good size rear garden
- Enjoying a quiet location within easy reach of the town centre
- Ideal first-time purchase
- Offered with no upward chain
- EPC: D / Council Tax Band: C

## The Property

A beautifully presented and characterful, 1- bedroom period cottage situated in this quiet location just a short distance from Saffron Walden town centre. The property benefits from well-proportioned living accommodation as well as a good size rear garden and would prove a perfect first-time purchase.

## The Setting

Mill Lane is conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore, Friends and Saffron Walden County High School which is now an Academy school. For the commuter Audley End Station is within 4 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

## The Accommodation

In detail, the front door leads into the sitting room with its exposed wood flooring and fireplace which houses a wood burning stove. A door leads through to the modern refitted kitchen with a matching range of base and eye level units with integrated appliances including an electric oven, electric hob, fridge/freezer, dishwasher and washing machine. There is a door from the kitchen providing access to the rear garden and there are stairs leading down to the cellar which provides an excellent study/snug. The first-floor accommodation comprises a good size double bedroom and bathroom suite accessed from a small landing area.

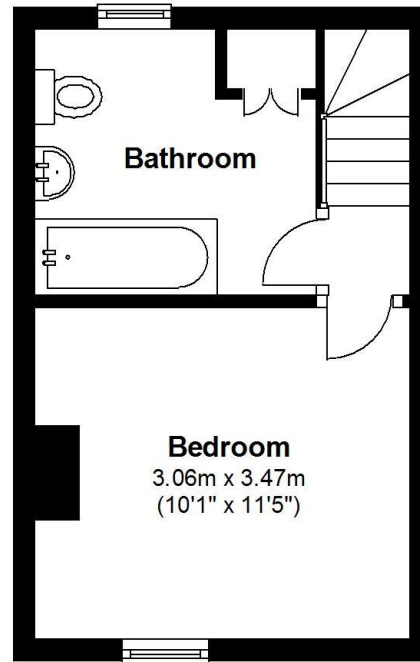
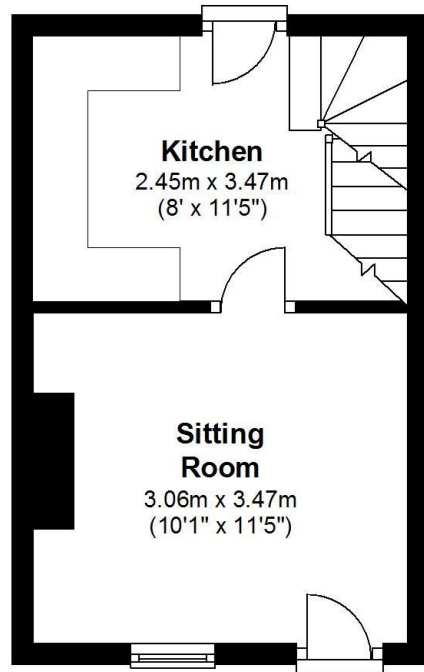
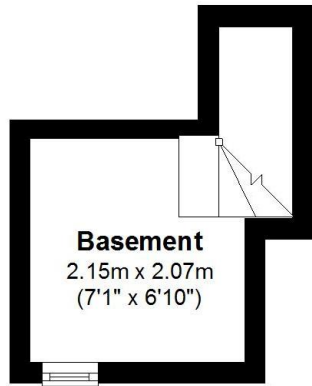


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### Ground Floor

### First Floor

### Basement



Approx. gross internal floor area 45 sqm (485 sqft)



### Outside

The property benefits from a pleasant, enclosed cottage garden to the rear which is mainly laid to lawn with well stocked flower beds and a variety of shrubs and bushes. There is a wooden garden shed to the rear of the garden.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

### Agents Note

There is pedestrian right of way to the rear of the property.







01799 668600

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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