



21 Hawkins Place, Saffron Walden  
CB10 2GW



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 21 Hawkins Place

Saffron Walden | Essex | CB10 2GW

## Offers Over £325,000

- A well proportioned two double bedroom mid terraced home
- Open plan kitchen & diner
- Allocated parking for two vehicles & rear garden
- Popular residential location

### The Property

A beautifully presented, two-bedroom mid terraced property just a short distance from Saffron Walden town centre. Benefitting from allocated parking and rear garden.

### The Setting

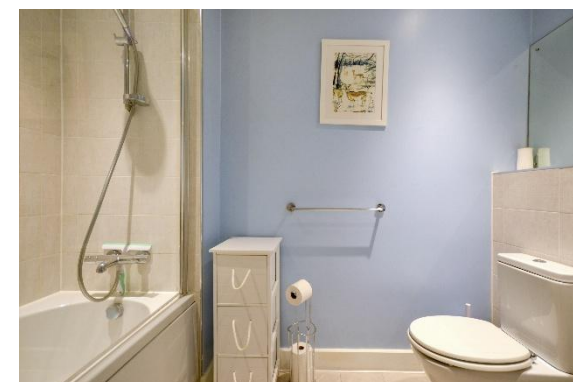
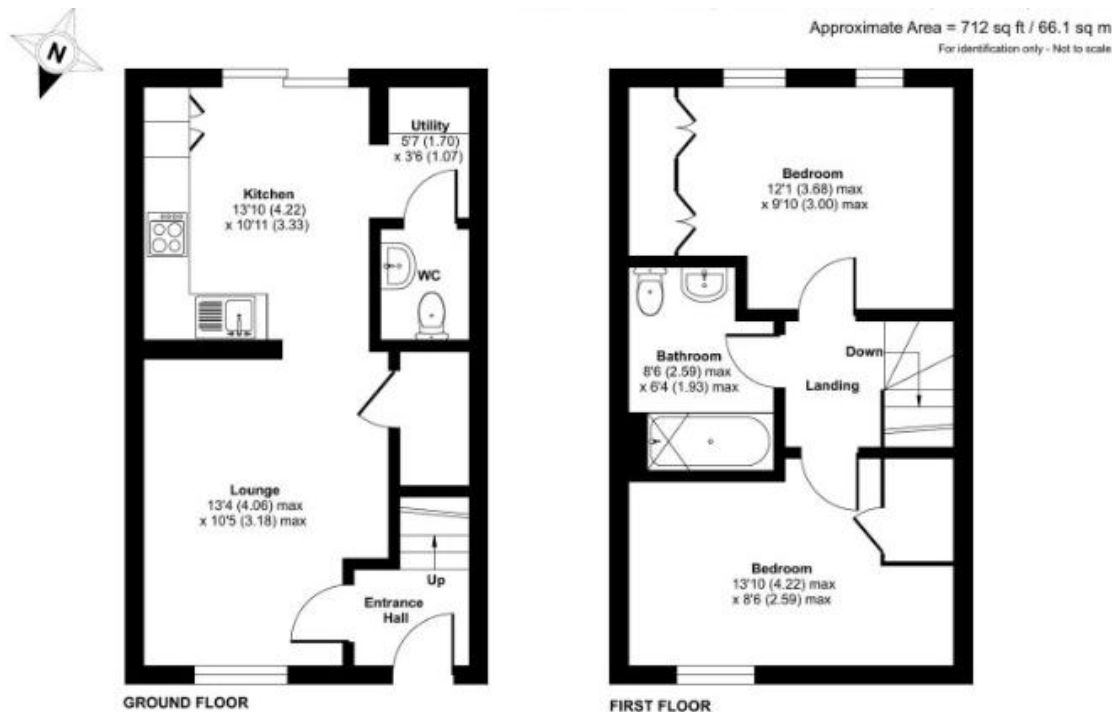
Tucked away just a few minutes' drive or a short walk from the historic heart of Saffron Walden, Hawkins Place enjoys a discreet and highly convenient setting within this much-loved north Essex market town. The location perfectly balances a sense of calm and privacy with easy access to the town's excellent amenities. Saffron Walden is renowned for its period architecture, strong community feel and outstanding schooling, including the well-regarded Saffron Walden County High School. The town centre offers a charming mix of independent boutiques, cafés and restaurants, alongside everyday conveniences and a regular market held in the impressive medieval Market Square. Hawkins Place is ideally positioned for green spaces and leisure, with nearby access to Bridge End Garden, Audley End House and its extensive parkland, as well as a network of scenic countryside walks that surround the town. Despite its tranquil feel, the area is exceptionally well connected: Audley End station provides a fast and frequent service to London Liverpool Street and Cambridge, while road links via the M11 offer straightforward access to Stansted Airport and beyond.

### The Accommodation

A welcoming entrance hall with stairs rising to the first floor leads into a beautifully presented sitting room, decorated in contemporary tones with an open-plan layout that flows seamlessly into the heart of the home. The impressive kitchen is fitted with a range of sleek, white high-gloss cabinetry, contrasting work surfaces, and integrated appliances, including a stainless-steel extractor and a stylish composite sink. French doors open directly onto the rear garden, creating a bright and airy transition between indoor and outdoor living. Completing the ground floor is a practical utility area with plumbing for laundry appliances and a modern cloakroom featuring a crisp white two-piece suite.

Upstairs, a central landing leads to two generous double bedrooms and family bathroom. The principal bedroom overlooks the rear garden through twin windows, offering a bright and peaceful aspect, while the second bedroom provides ample space for guest accommodation or a home office. Both rooms are served by a modern bathroom featuring a crisp white suite, including a panelled bath with a shower over and glass screen, wash hand basin, W.C, all finished with stylish wall tiling.





### Outside

To the front, the property is set back behind a low-maintenance garden area and benefits from two dedicated off-street parking spaces. The private rear garden is predominantly laid to lawn, complemented by a paved patio perfectly suited for outdoor entertaining, and includes a practical timber shed with convenient gated access to the rear.

### Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Mid - terraced

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** – C

**Agent Notes** – There is an annual service charge of £120.00

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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