



Tinkers Green, 74 Little Walden Road
CB10 2DW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Tinkers Green

74 Little Walden Road | Saffron Walden | CB10 2DW

Guide Price £995,000

- A substantial five-bedroom, two bathroom detached home with accommodation extending to 2,075 sqft
- Four reception rooms
- Open plan kitchen/breakfast room
- Generous cellar
- Detached garage with first floor workshop/accommodation, extending to 1152 sqft with change of use granted
- Mature plot approaching to 0.2 acre
- Within walking distance of the town centre
- Offered with no upward chain

The Property

A well-proportioned and rarely available five-bedroom detached family home, occupying a good size plot with attractive garden and off-road parking. Complemented by a substantial detached garage/workshop offering exceptional versatility and offered with no upward chain, just a short walk from Saffron Walden town centre.

The Setting

Little Walden Road is situated to the North East of Saffron Walden town centre and is within 15 minutes walking distance to market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street which provides a regular service to London's Liverpool Street in approximately 55 minutes, Cambridge in approximately 30 minutes and Tottenham Hale (to the Victoria Line) is approximately 30 minutes. Alternatively, the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises an entrance porch with a door opening into the large hallway with stairs leading to the first floor, built in storage cupboard, steps down to the cellar and doors to the adjoining rooms. To the right is a generous sitting room with large window to front aspect. The good size dining room is located to left of the hallway with window to front aspect and an opening leads to a further reception room. The kitchen/ breakfast room is at the rear of the property, fitted with a matching range of base and eye level units with work surface offer incorporating a sink unit.





There is space and plumbing for appliances, double doors onto the garden and window to the rear aspect. A door leads to the utility room with further built in units and plumbing for appliances. There is a window to the rear aspect as well as a door leading out to the rear garden.

The ground floor is completed by an additional reception room which is filled with natural light from a window and double doors onto the rear garden. There is a range of built in storage and access to the ground floor shower room. Comprising shower enclosure, W.C and wash hand basin.

The first-floor landing has a built-in storage cupboard housing the hot water cylinder and doors to the adjoining rooms. The principal bedroom is generously proportioned featuring a wide front-aspect window and a range of built-in wardrobes. Bedroom two is a double room with a window to front aspect. A third double bedroom has a window to side aspect and bedroom four has a window to rear aspect. Bedroom five is a good size room with window to front aspect. The family bathroom comprises roll top bath, shower enclosure, wash hand basin and bidet. There is a separate W.C and wash hand basin.



Outside

To the left of the property is a driveway providing off road parking for two vehicles and access to the detached garage. A truly substantial detached outbuilding, offering a wealth of possibilities with change of use recently granted UTT/25/2693/HHF. Currently configured as a garage with store room to the rear. A staircase rises to the first floor, with two rooms both utilised as offices with a separate W.C and wash hand basin.

The property sits on a plot of 0.2 acre with gardens to the front, side and rear, predominantly laid to lawn with a timber summerhouse. Steps lead down to the patio area and there is an additional flint/brick built outbuilding with solid concrete roof.

Services

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

Tenure – Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax – E

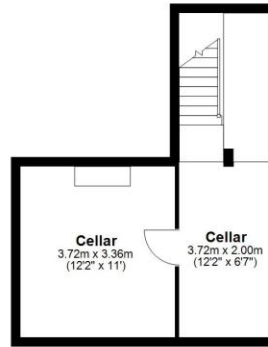
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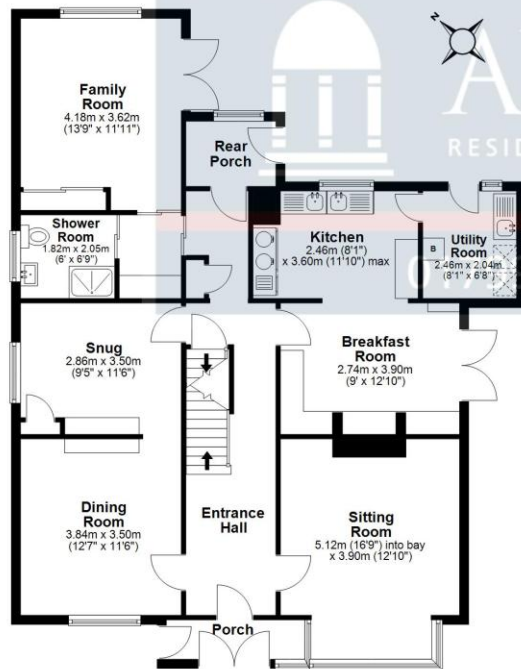




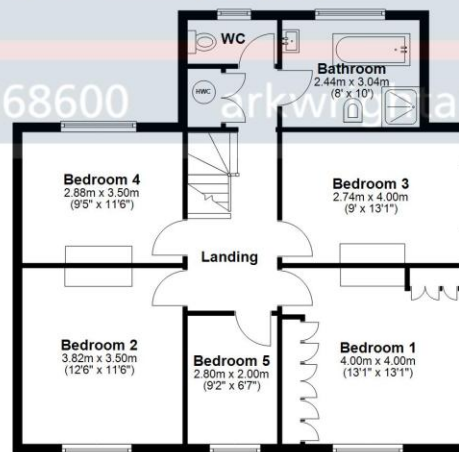
Cellar
Approx. 26.8 sq. metres (288.4 sq. feet)



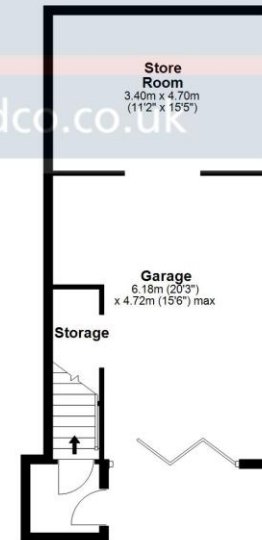
Ground Floor
Approx. 114.2 sq. metres (1229.3 sq. feet)



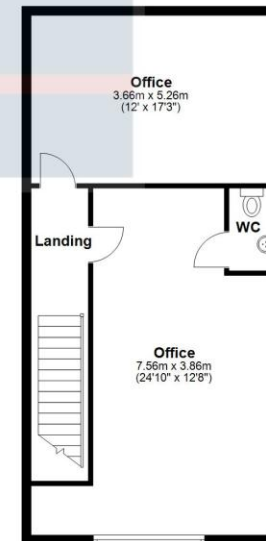
First Floor
Approx. 78.7 sq. metres (846.6 sq. feet)



Outbuilding
Approx. 47.9 sq. metres (515.5 sq. feet)



Outbuilding First Floor
Approx. 59.2 sq. metres (637.2 sq. feet)



Total area: approx. 326.7 sq. metres (3517.1 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



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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