

37 Hawkins Place, Saffron Walden
CB10 2GW

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37 Hawkins Place

Saffron Walden | Essex | CB10 2GW

Guide Price £625,000

- Elevated edge-of-town position with impressive views over Saffron Walden and countryside close by
- Approximately 15-minute walk to the town centre, within catchment for several excellent schools
- Beautifully presented four bedroom family home with spacious and versatile accommodation
- Open plan kitchen/dining room with vaulted ceiling and direct access to the landscaped rear garden
- Separate sitting room, dedicated home office, utility room and ground-floor cloakroom
- Private driveway and substantial detached garage

The Property

A beautifully presented four-bedroom family home in an elevated edge-of-town position, enjoying impressive views over Saffron Walden, with countryside nearby and the town centre just a 15-minute walk away.

The Setting

Occupying an enviable position on the edge of town, the property offers the rare combination of countryside on its doorstep and everyday convenience within easy reach — the town centre is just a 15-minute walk away, keeping shops, cafes and amenities close at hand. The location also falls within the catchment for an outstanding-rated junior school (R A Butler Junior School) and secondary school (Saffron Walden County High School). There are two e-bike stations on the development, making it easy for commuters to access Audley End station.

The Accommodation

The ground floor of this beautifully presented home is defined by a bright and airy open-plan layout, designed for both modern family life and socialising. Upon entering through a welcoming hallway with a striking staircase, the residence opens into a generous dual aspect sitting room including a large bay window that floods the space with natural light. To the rear, the heart of the home is a modern, light-filled kitchen and dining area; the kitchen is fitted with sleek white cabinetry, integrated Bosch appliances and water softener, while the vaulted dining space, complete with twin Velux windows and sliding glass doors, connects the interior to the landscaped garden. Practicality is equally considered, with a dedicated front-facing study providing an ideal home office, a separate utility room and cloakroom.

The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly inviting, featuring a decorative panelled feature wall and a plenty of natural light, further benefiting from a













stylish en-suite shower room. The three additional bedrooms are equally well-presented, each offering versatile space for family or guests, with the second and third bedrooms enjoying pleasant, elevated views over the surrounding area. Serving these rooms is a beautifully appointed family bathroom, comprising a bath and separate shower enclosure.

Conveniently the loft area is also boarded and offers extra storage space.

Outside

The property benefits from a landscaped garden, perfect for relaxing and entertaining, as well as a private driveway and a substantial detached garage. To the front of the property, there is a large communal green space which is ideal for families with young children.

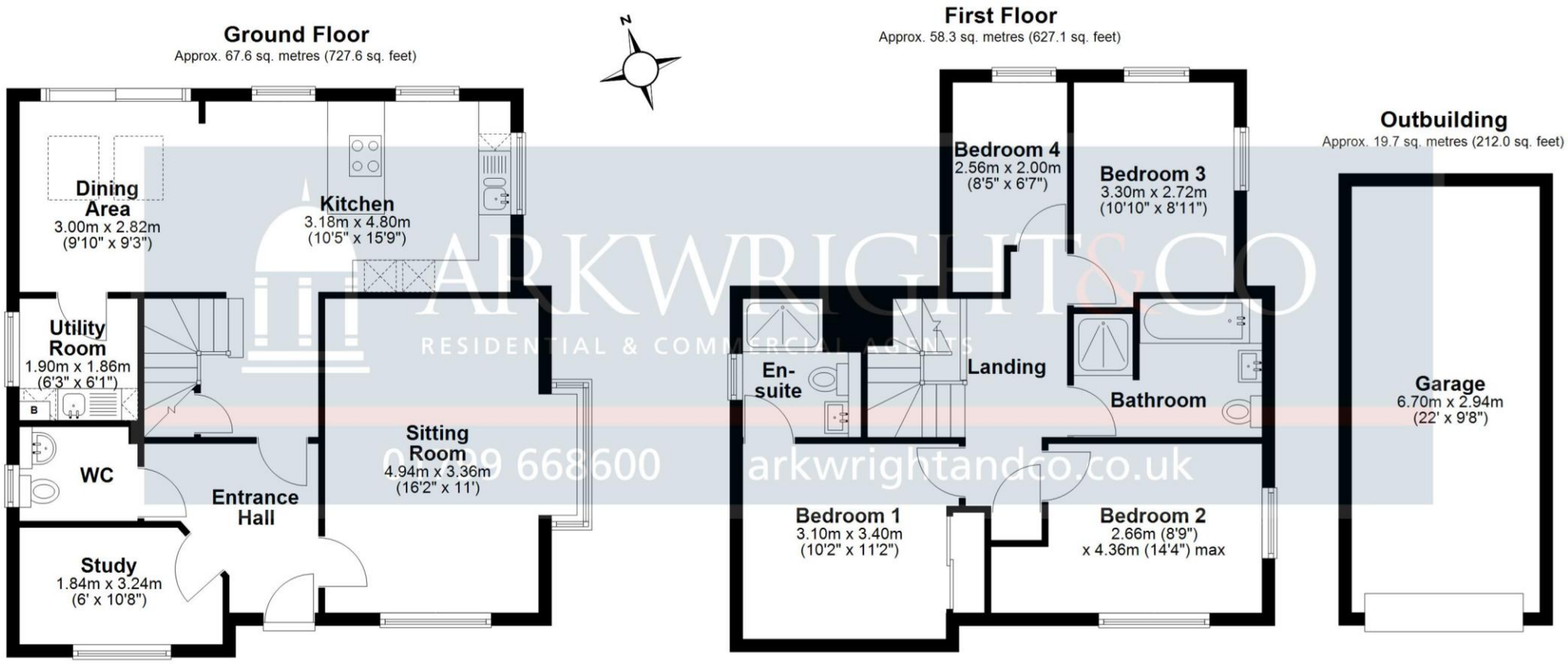
Services

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

Tenure – Freehold
Property Type – Detached
Property Construction – Brick with tiled roof
Local Authority – Uttlesford District Council
Council Tax–F
Agents Note – There is an annual service charge of approximately £67.00, twice yearly




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Total area: approx. 145.6 sq. metres (1566.7 sq. feet)

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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