



40 Landscape View, Saffron Walden
CB11 4AU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

40 Landscape View

Saffron Walden | Essex | CB11 4AU

Offers Over £950,000

- A rarely available five bedroom, four bathroom extended property
- Well presented accommodation over two floors
- Stunning open plan kitchen/diner
- Generous living room with french doors and log burner
- Two reception rooms
- Principal bedroom with shower room
- Off road parking and integral garage
- Generous established plot with west facing garden
- Highly sought after location
- EPC: C

The Property

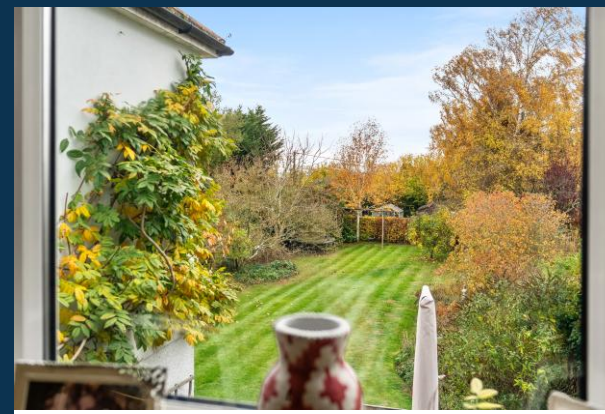
A wonderful and well-proportioned five-bedroom, four-bathroom semi-detached family home with accommodation in excess of 2200 sqft. Benefitting from off road parking, garage and generous west facing mature rear garden.

The Setting

Landscape View is located around 1 mile away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

The ground floor offers a wonderfully balanced layout ideal for modern family living, beginning with a welcoming entrance hall that leads to a bright and elegant family room with bay window to the front. The spacious sitting room enjoys double doors opening to the garden and feature log burner. The generous kitchen/dining room, a superb open-plan space perfect for everyday living and entertaining. Adjacent to the kitchen is a useful breakfast area, pantry, and a practical utility room with direct access to a contemporary shower room. Completing the ground floor is an integral garage/store room and a





charming porch, all combining to create a versatile and well-considered arrangement with excellent natural light and a pleasing connection between the principal rooms and the garden.

The first floor provides five well-proportioned bedrooms arranged around a generous central landing, each enjoying its own attractive outlook. The principal bedroom benefits from far reaching views over the rear garden and features its own en-suite shower room, fitted with a shower enclosure, wash hand basin and WC. Bedrooms two and four, positioned at the front of the property, each offer charming bay windows with elevated views across the surrounding neighbourhood. Bedroom three and five both enjoy a pleasant rear aspect overlooking the garden. The family bathroom is well appointed with a panelled bath, wash hand basin and WC, and a further shower room on this floor provides a modern shower enclosure, wash hand basin and WC, completing a thoughtfully designed and highly practical arrangement for family living.



Outside

To the front of the property is a driveway providing off road parking for several vehicles and access to the garage with twin doors and light and power connected. There is gated side access leading to the established rear garden which is west facing and mainly laid to lawn with a variety of shrubs and plants bordering. There is a raised decking perfect for al fresco dining and outdoor entertaining.

Services

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

Tenure – Freehold

Property Type – Semi -detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - E

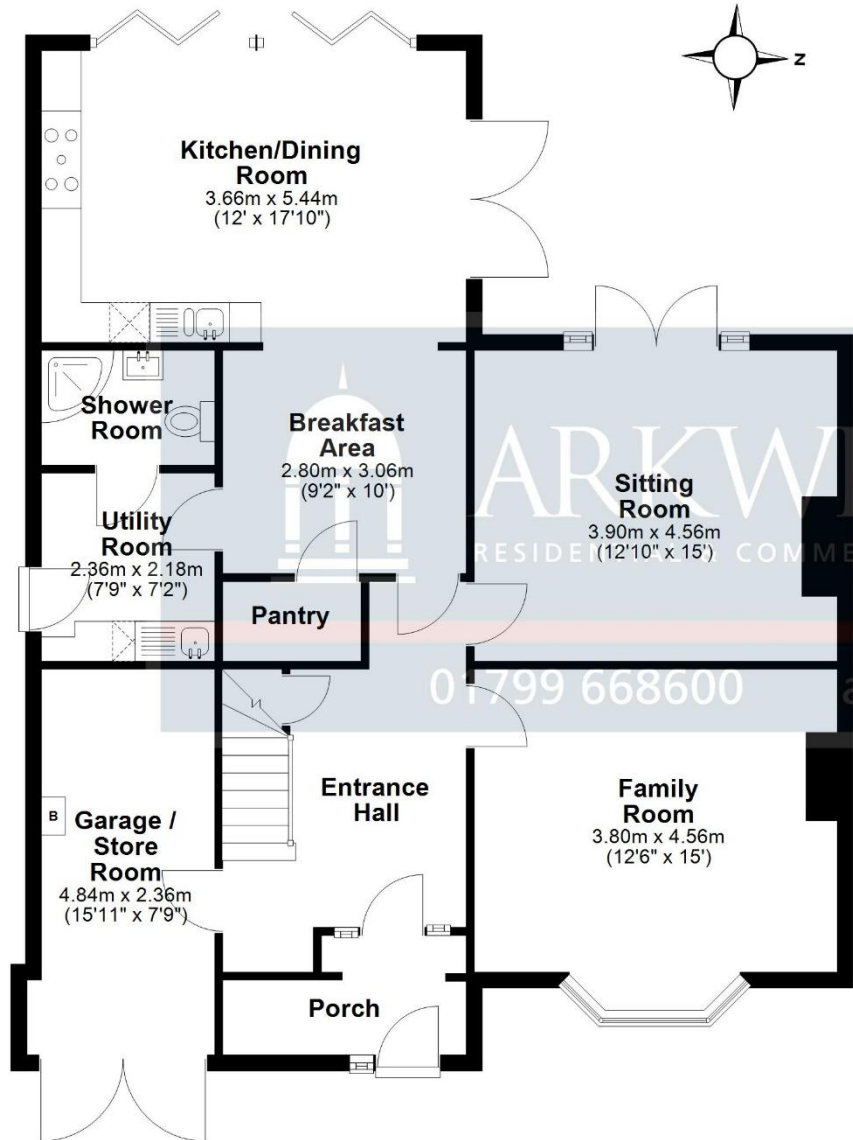






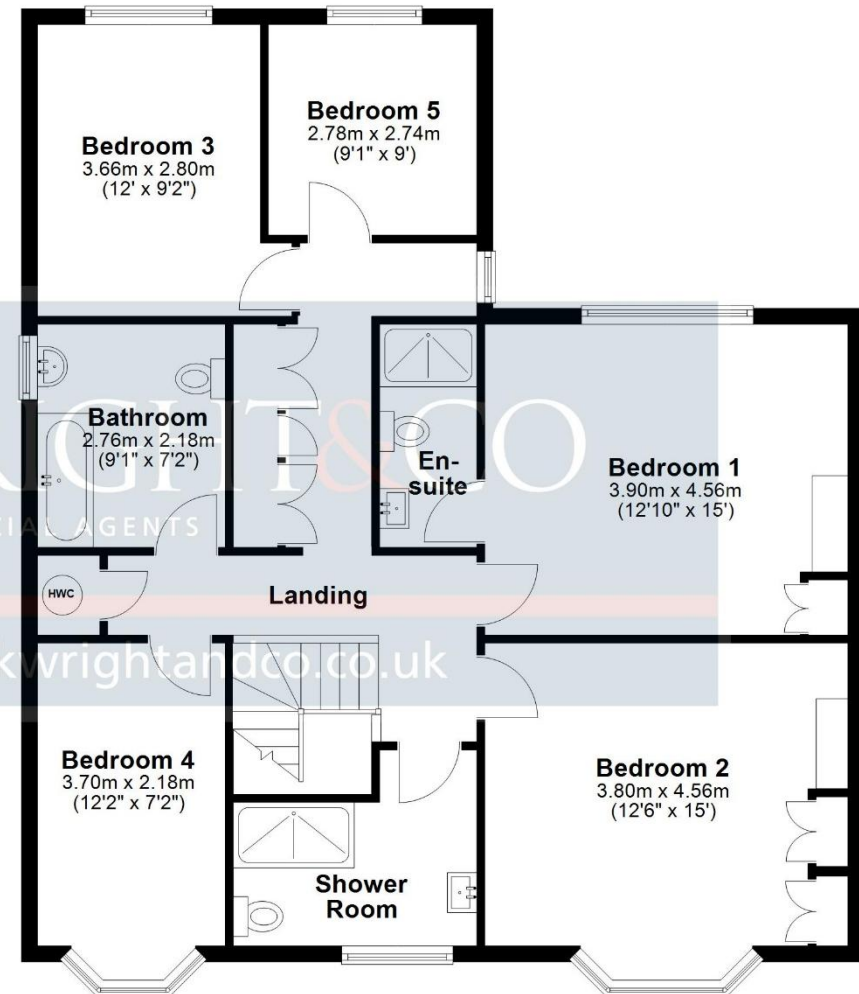
Ground Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)



First Floor

Approx. 99.8 sq. metres (1074.0 sq. feet)



Total area: approx. 205.2 sq. metres (2208.3 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS