



2 Markings Field, Saffron Walden
CB10 2BB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Markings Field

Saffron Walden | Essex | CB10 2BB

Guide Price £375,000

- A semi-detached home with scope to renovate, remodel and extend subject to necessary consents
- Offered with no upward chain
- A well-proportioned ground floor comprising a sitting room, kitchen, and a flexible second bedroom or formal dining room and conservatory
- A first-floor conversion features a double bedroom, a dressing area, and en-suite bathroom
- A long driveway providing off-road parking leading to a detached single garage
- Popular residential location

The Property

This semi-detached home features a spacious ground-floor layout with a conservatory and a first-floor principal suite with an en-suite bathroom. The property is complemented by a private rear garden with a paved patio and a driveway leading to a detached single garage. Offered with no upward chain.

The Setting

Located in the historic and highly sought-after market town of Saffron Walden, Markings Field is a quiet, established residential cul-de-sac that offers a blend of suburban peace and exceptional proximity to town amenities. This "tucked away" development is primarily composed of semi-detached family homes and bungalows, situated within a comfortable 0.8-mile walk (approx. 15 minutes) of the vibrant Market Square, where residents can enjoy independent boutiques, artisan bakeries, and high-end retailers. Families are particularly drawn to the area for its proximity to premier educational institutions, including the "Outstanding" Saffron Walden County High School and well-regarded primary schools such as Katherine Semar and St Mary's. For leisure, the scenic Bridge End Garden, the ancient Common, and the Lord Butler Leisure Centre are all within easy reach. Commuters benefit from excellent connectivity, with Audley End Station just 2.5 miles away (a roughly 10-minute drive), providing frequent rail links to London Liverpool Street in under an hour and Cambridge in approximately 20 minutes, while the M11 and Stansted Airport are both accessible within a 25-minute drive.

The Accommodation

The ground floor offers a versatile layout, commencing with an entrance hall. The sitting room provides a comfortable main reception area whilst the kitchen is fitted with a range of cabinetry and wood-effect work surfaces, incorporating an integrated oven and hob. Positioned to the rear, a second bedroom provides further accommodation or potential for





a formal dining space. This is complemented by a conservatory and provides a vantage point over the rear garden. Completing the ground floor is a shower room and inner hallway with staircase rising to the first floor.

The first floor has been converted to provide a principal suite, featuring a generous main bedroom and benefits from dual windows overlooking the rear aspect. In addition, there is a dedicated walk-through dressing room and an en-suite with a large Velux window.

Additionally, the floorplan incorporates accessible eaves storage, maximizing the utility of the property.

Outside

The property is approached via a low-maintenance front garden and a small graveled area. A driveway provides off-road parking for multiple vehicles and leads to the detached single garage. This driveway also provides gated side access to the rear garden. The rear outdoor space is primarily laid to lawn. practical additions include a paved patio area and a timber garden shed for storage.



Services

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

Tenure – Freehold

Property Type – Semi – detached

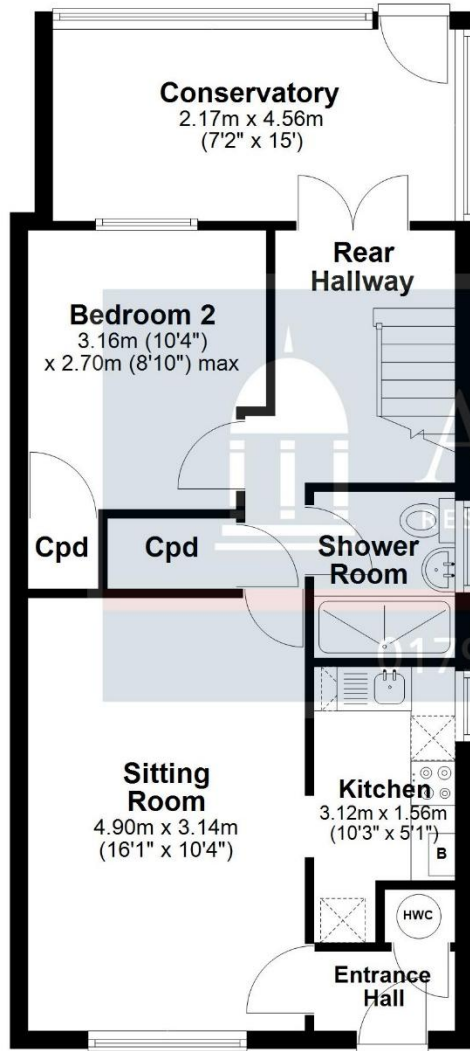
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

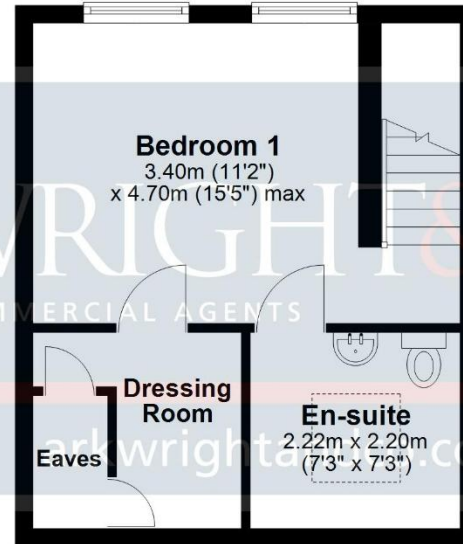
Council Tax - D



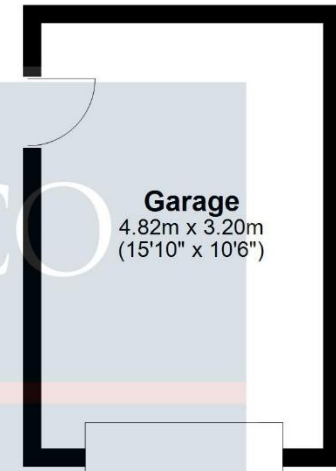
Ground Floor
 Main area: approx. 43.8 sq. metres (471.4 sq. feet)
 Plus conservatory, approx. 9.9 sq. metres (106.7 sq. feet)



First Floor
 Main area: approx. 25.3 sq. metres (272.2 sq. feet)
 Plus eaves, approx. 1.3 sq. metres (13.7 sq. feet)



Outbuilding
 Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus garage, approx. 15.4 sq. metres (166.0 sq. feet)



Main area: Approx. 69.1 sq. metres (743.6 sq. feet)
 Plus conservatory, approx. 9.9 sq. metres (106.7 sq. feet)
 Plus eaves, approx. 1.3 sq. metres (13.7 sq. feet)
 Plus garage, approx. 15.4 sq. metres (166.0 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



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS