



42 Summerhill Road, Saffron Walden
CB11 4AJ



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RESIDENTIAL & COMMERCIAL AGENTS

42 Summerhill Road

Saffron Walden | Essex | CB11 4AJ

Guide Price £725,000

- A beautifully presented, four bedroom family home extended by the current owner
- Superb, vaulted kitchen/dining/family room
- Off road parking and generous landscaped rear garden
- Situated in one of Saffron Walden most sought after locations, ideally located for access to local school and the town centre.
- EPC: D
- Council Tax Band: D

The Property

An attractive four-bedroom, two-bathroom residence situated in a desirable and highly sought after town location, conveniently placed for Saffron Walden's main centre and local schools. Benefitting from landscaped rear garden and off-road parking.

The Setting

Summerhill road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its treelined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter, the property is well placed for access to London, Cambridge, and Stansted Airport. The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail, the property comprises on the ground floor of a porchway leading into a light and airy entrance hall where stairs rise to the first floor with understairs cupboard and doors leading to the adjoining rooms. The sitting room/snug is set to the front of the property filled with natural light due to a large bay window to the front aspect. To the rear of the property is the modern rear extension which is the real hub of this wonderful home and this light and airy open plan space incorporates, a family area with open fireplace housing a log burning stove and solid oak flooring throughout. The kitchen is fitted with a matching range of base and eye level units with light quartz work surface over, incorporating an electric cooker with extractor fan over. There is a breakfast bar with matching quartz work surface which incorporates a butler sink and mixer tap. Integrated appliances include oven and grill, microwave and dishwasher and washing



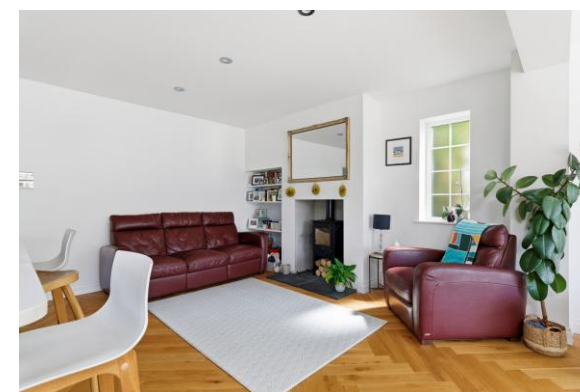


machine. The kitchen opens through to a dining area with a stunning vaulted ceiling with Velux window, and French doors leading out to rear garden. In addition, a further seating area which benefits from bi-folding doors which provide the room with an abundance of natural light but also access to the raised terrace and rear garden beyond.

The first-floor landing provides access to the four bedrooms, family bathroom, recently installed shower room and loft hatch. The principal double bedroom benefits from an attractive rear aspect with far reaching views. A second double bedroom with a window to the rear aspect. The third double bedroom has a window to the front aspect and the fourth bedroom is a good size single room but could potentially hold a double bed if required. The family bathroom comprises panelled bath with shower over, wash hand basin and W.C. Further, there is a separate shower room comprising W.C, wash hand basin, shower enclosure and heated towel rail.

Outside

The property sits on a good size plot with the house set back from the road behind a paved driveway providing off road parking for 2 cars. There is a side gate for access to the rear garden. There is a generous rear garden which has been beautifully landscaped and is laid predominantly to lawn with a variety of plants, shrubs and bushes. There is an



attractive raised terrace set off the rear of the property, providing a perfect spot for Al Fresco dining. There is a further paved terrace halfway down the garden and as well as a BBQ area to the rear, alongside a detached garden shed.

Services

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

Tenure - Freehold

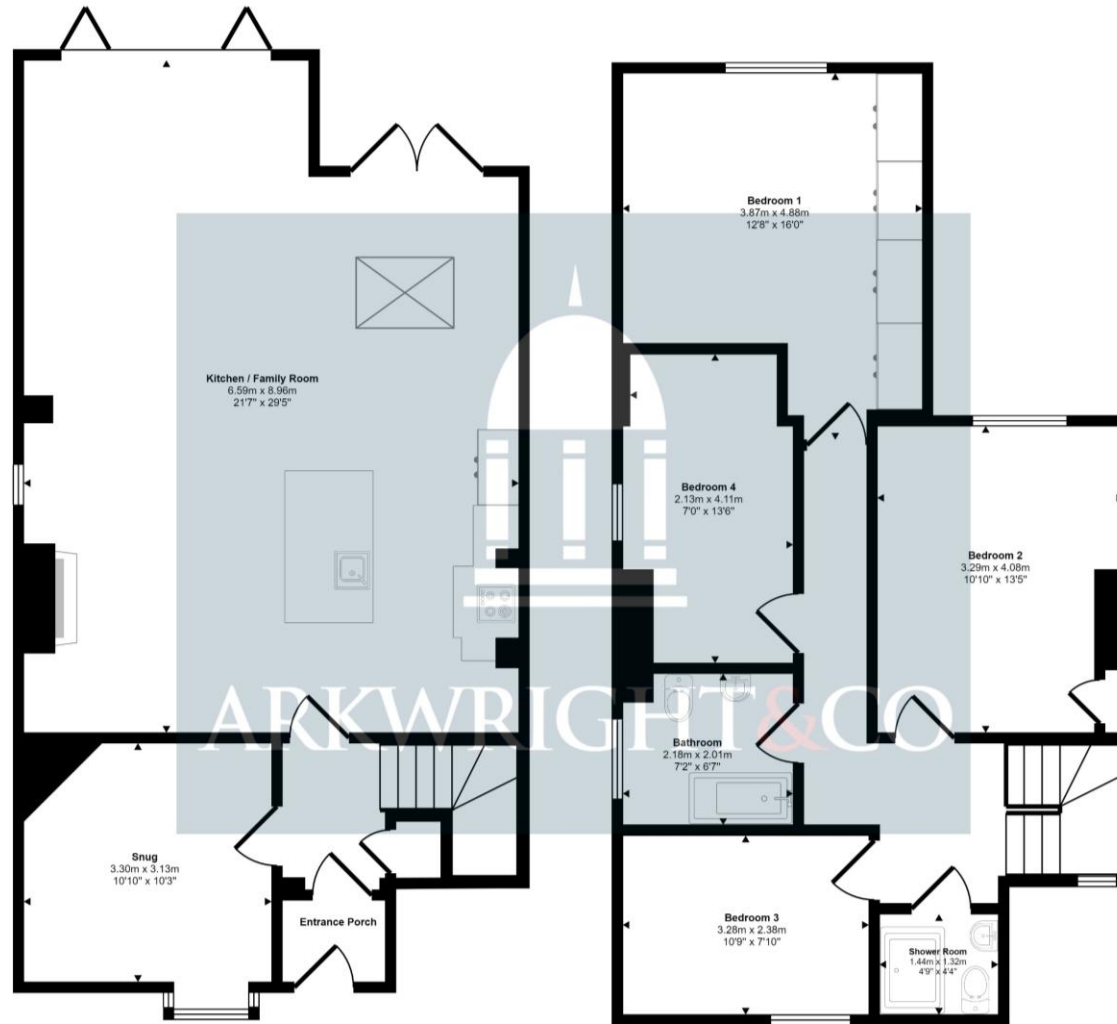
Property Type – End of terrace

Property Construction – Brick built with rendered finish and tiled roof

Local Authority – Uttlesford District Council



Approx Gross Internal Area
140 sq m / 1512 sq ft



Ground Floor
Approx 74 sq m / 801 sq ft

First Floor
Approx 66 sq m / 711 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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