



3 Barley Court, Saffron Walden
CB11 3HG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Barley Court

Saffron Walden | CB11 3HG

Guide Price £475,000

- Attractive three-bedroom home within easy reach of the town centre and local amenities
- Three well-proportioned bedrooms and a contemporary shower room
- Generous dual-aspect sitting/dining room with feature fireplace
- Private, low-maintenance rear garden with paved terraces and established planting
- Light-filled conservatory overlooking and opening onto the rear garden
- Off-street driveway parking and garage with power, lighting and garden access

The Property

An attractive three-bedroom home, offering well-balanced accommodation, a delightful conservatory and low-maintenance gardens, situated within a pleasant residential development conveniently positioned for the town centre and local amenities.

The Setting

Situated in a highly sought-after, quiet residential enclave off Station Street, 3 Barley Court offers an enviable lifestyle within easy walking distance of Saffron Walden's historic, bustling town centre. Residents benefit from an array of independent shops, boutique cafes, vibrant bi-weekly markets, and convenient supermarket options, alongside top-rated schooling such as Saffron Walden County High School and nearby primary options. The property is ideally placed for recreation, moments from the beautiful grounds of Bridge End Garden, Saffron Hall concert hall, and the expansive parklands of Audley End House. Commuters are superbly served with Audley End mainline station located just two miles to the west, providing direct and frequent rail connections to London and Cambridge. Additionally, road links are excellent with access to the M11 and Stansted Airport within a 20-minute drive, making this location a perfect balance of historic market-town charm and modern connectivity.

The Accommodation

The property is approached through a glazed hardwood entrance door opening into a welcoming hallway, with a staircase rising to the first floor.

Positioned towards the front, the kitchen is fitted with a range of base and wall-mounted cabinetry, work surfaces and a twin-bowl sink. Appliances include a built-in oven with gas hob, together with space for a washing machine, Dishwasher and fridge-freezer. A window overlooks the front courtyard.





The sitting/dining room is a particularly appealing space, enjoying generous proportions and a dual-aspect outlook. An attractive fireplace with stone surround provides a natural focal point, whilst ample space allows for both comfortable seating and dining with Bi folding doors opening out on to the terrace. A conservatory provides a delightful additional reception space, with full-height glazing overlooking the garden and wood-effect flooring. A ground floor cloakroom completes the accommodation. The staircase rises to a central landing with a useful airing cupboard. Bedroom one is a generous dual-aspect double room with space for wardrobe storage, whilst bedroom two also enjoys windows to two aspects and access to the loft.

The third bedroom overlooks the rear garden and offers flexibility as a single bedroom, nursery or home office. A well-appointed shower room, fitted with a spacious shower enclosure, wash basin and WC, completes the first-floor accommodation.

Outside

The property occupies an attractive position within a residential development, approached via a shared block-paved driveway and conveniently situated within walking distance of the town centre, schools and everyday amenities. To the front, a block-paved driveway provides off-street parking, complemented by an area of low-maintenance artificial lawn and established shrub planting. The enclosed rear garden has been thoughtfully arranged for ease of maintenance, featuring paved terraces, decorative shingle and planted borders. The terrace provides an inviting setting



for outdoor dining, whilst gated access connects the garden with the driveway. The property also benefits from a garage, measuring approximately 17'4" x 8'9", fitted with an up-and-over door, power and lighting, useful eaves storage and a separate pedestrian door opening into the garden.

Services

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

Tenure – Freehold

Property Type – End of Terrace

Property Construction – Timber

Local Authority – Uttlesford District Council

Council Tax – D



**Approximate Gross Internal Area 945 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 518 sq ft – 48 sq m

First Floor Area 427 sq ft – 40 sq m

Garage Area 153 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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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