



55 Rylstone Way, Saffron Walden
CB11 3BL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

55 Rylstone Way

Saffron Walden | Essex | CB11 3BL

Guide Price £550,000

- Versatile living spaces, spacious sitting room, formal dining area and a large family room with garden access
- Modern kitchen equipped with high-gloss cabinetry and integrated appliances, plus an extensive separate utility room
- Garage plus block paved driveway
- Four flexible bedrooms including a principal suite with fitted wardrobes and private en-suite
- A private garden with a generous dining patio and level lawn
- Popular residential area

The Property

This well-proportioned family residence offers a versatile ground floor with four flexible bedrooms including a principal with en-suite. The home is completed by a garage and a good size rear garden with a generous patio and level lawn.

The Setting

Located in a modern and well-regarded residential enclave on the southern fringes of Saffron Walden, Rylstone Way offers an ideal balance of suburban tranquility and easy access to the town's historic charm. The property is conveniently positioned just over a mile from the town center, where residents can explore an eclectic mix of independent boutiques, coffee shops, and the award-winning market held in the historic square. For outdoor enthusiasts and families, the expansive greenery of the Anglo-American Playing Fields and the Victorian elegance of Bridge End Gardens are within easy reach, while the highly rated Saffron Walden County High School is situated nearby, making it a popular choice for education. Commuters are excellently served by the close proximity to Audley End Station which provides frequent, direct services to London Liverpool Street in under an hour and Cambridge in roughly 20 minutes. With the M11 and Stansted Airport both within a 15-mile radius, the area seamlessly connects peaceful market town living with the practicalities of modern regional and international travel.

The Accommodation

The ground floor of this spacious residence is accessed via a welcoming entrance hall that leads into a versatile layout designed for both formal entertaining and relaxed family living. At the heart of the home, a generous sitting room featuring a fireplace opens into a dedicated dining area, creating a seamless flow of light and space. This connects to a modern kitchen, finished with high-gloss white cabinetry, integrated appliances, and a breakfast bar, while a separate,





substantial utility room provides extensive additional storage and workspace. To the rear, a sprawling family room serves as a bright, multi-functional hub with large sliding doors offering direct access and views across the garden. The ground floor is completed by a practical cloakroom/WC and an attached garage.

The first floor offers well-proportioned accommodation arranged around a central landing, comprising four bedrooms and a modern family bathroom. The principal suite offers a range of fitted wardrobes and overhead storage, further benefiting from its own private en-suite shower room. Two further double bedrooms provide ample space for freestanding furniture, while the fourth bedroom offers excellent versatility to serve as a home office or hobby room. Serving these rooms is a stylish family bathroom featuring a paneled bath, and integrated vanity storage.

Outside

The exterior of the property is as well-maintained as the interior, beginning with a neat front garden primarily laid to lawn, complemented by a paved driveway that provides off-street parking and leads to the attached garage. Moving to the rear, the garden is a particular highlight, offering a private and beautifully landscaped retreat. A generous paved patio area directly adjoins the house, providing an ideal spot for outdoor dining and entertaining. This leads up to a level lawn bordered by mature, well-stocked flower beds, and a variety of specimen trees and shrubs.



Services

Mains electric, water and drainage are connected. Gas fired 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

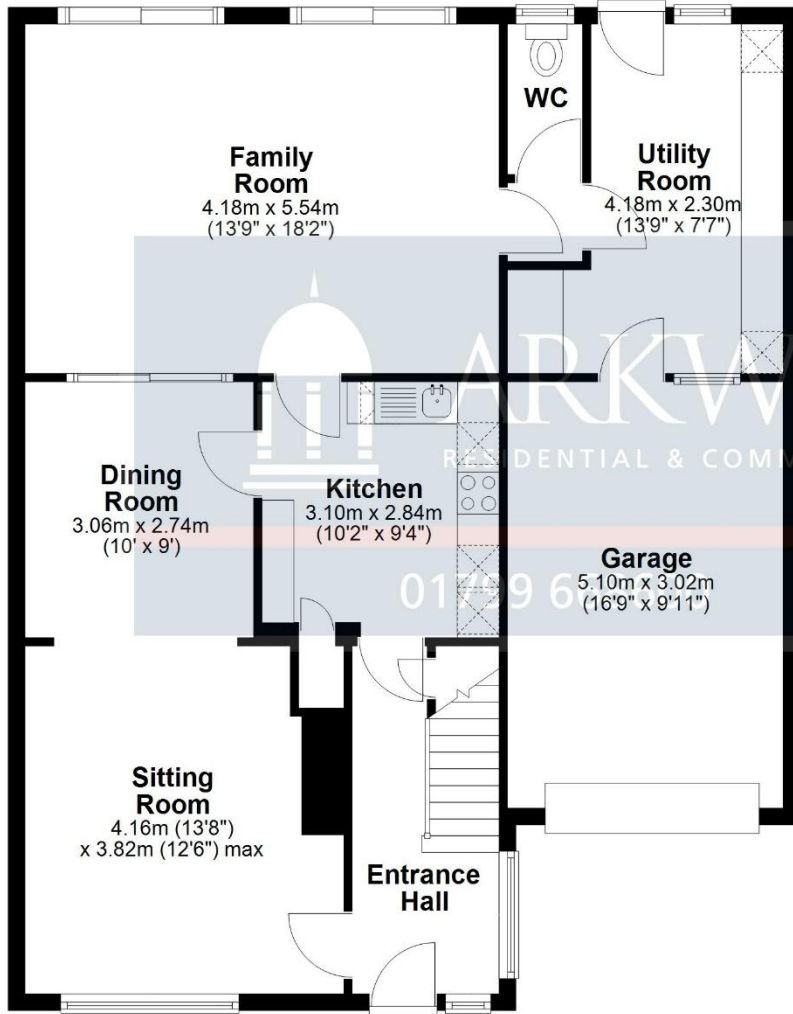
Council Tax – D





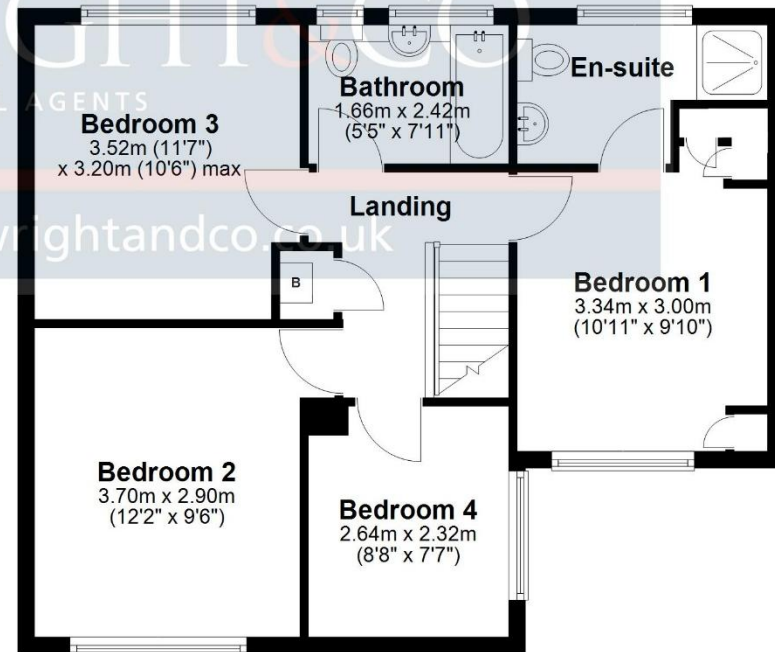
Ground Floor

Main area: approx. 79.9 sq. metres (859.6 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.8 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Main area: Approx. 135.8 sq. metres (1462.1 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.8 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

22 King Street, Saffron Walden Essex, CB10 1ES
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS