



24 Saxon Way, Saffron Walden
CB11 4EG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

24 Saxon Way

Saffron Walden | Essex | CB11 4EG

Guide Price £650,000

- A rarely available, detached three-bedroom property
- Opportunity to renovate, extend and remodel (STPP)
- Detached garage and off-road parking
- Mature rear garden
- Popular town location walking distance to highly regarded local schooling and amenities
- Offered with no upward chain

The Property

A well-proportioned three bedroom, detached property which offers excellent scope to extend and remodel, presenting an ideal opportunity for buyers looking to create a home tailored to their needs. Benefitting from a detached garage, off-road parking and an established rear garden. It is also well positioned within a highly regarded location, close to local amenities. Offered with no upward chain.

The Setting

Saxon Way is a sought-after residential location set on the popular southern side of Saffron Walden. Known for its peaceful atmosphere and well-kept surroundings, it offers an appealing blend of modern living and community charm. The area is particularly popular with families thanks to its close proximity to several well-regarded schools, including RA Butler Academy and Saffron Walden County High School.

Residents enjoy easy access to a range of local amenities, with the historic market town centre just a short walk or drive away. Here you'll find an excellent selection of independent shops, cafés, restaurants, and essential services, along with the picturesque Common and Bridge End Gardens. For commuters, Saxon Way provides convenient road links to Cambridge, Bishops Stortford and the M11, while Audley End Station offers regular rail services into London Liverpool Street.

The Accommodation

Upon entering the property, you are welcomed into a generous entrance hall where doors lead through to the main reception areas. The heart of the home is the sitting room, a bright and well-proportioned space extending the depth of the house, ideal for both everyday living and entertaining. Double doors at the rear open into the conservatory, an additional reception area enjoying views over the garden. Adjacent to the sitting room is the kitchen, fitted with a range





of units and offering direct access into the dining area. This sociable layout makes the ground floor perfectly suited to family life. Beyond the dining area is a useful WC, completing the accommodation on this level.

The first floor is arranged around a central landing, providing access to three well-sized bedrooms and the family bathroom. The principal bedroom sits to the front of the property and offers a bright, comfortable space with ample room for furnishings and built in wardrobes. Adjacent is bedroom two, a generous double overlooking the rear garden with a built-in hot water cupboard (HWC) provides useful linen storage. Bedroom three is a versatile single room, ideal as a child's bedroom, study, or dressing room. The accommodation is served by a family bathroom comprising a bath with overhead shower, along with a separate WC.

Outside

The plot presents excellent scope to create a larger home without compromising outdoor space, with plenty of room for a side or rear extension (subject to planning). There is off-street parking to the front with a detached garage and gated side access. The rear garden is private, mature and mainly to lawn.



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 – Detached

Property Construction – Brick built with tiled roof

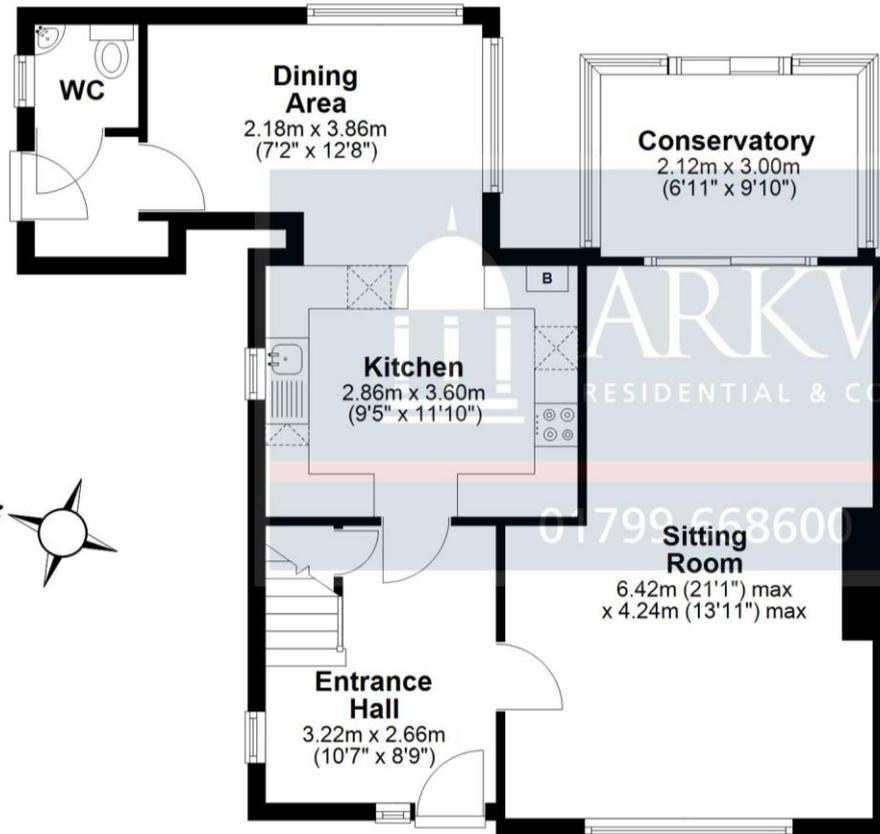
Local Authority – Uttlesford District Council

Council Tax – E



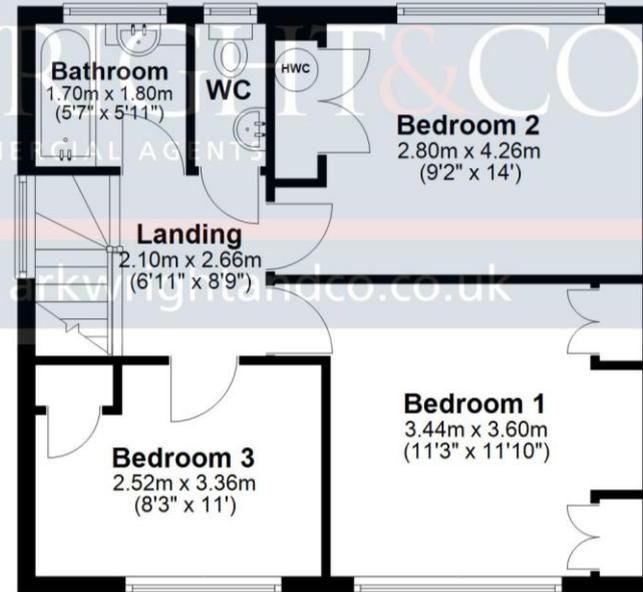
Ground Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



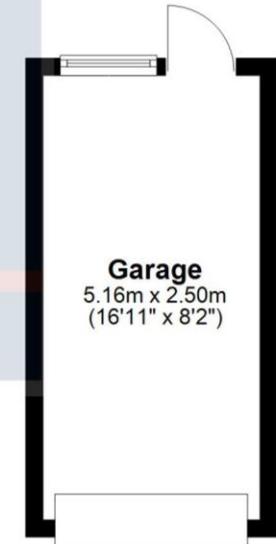
First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 122.2 sq. metres (1315.8 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
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01799 668600

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



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