



33 Fairfax Drive, Saffron Walden
CB10 2NP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

33 Fairfax Drive

Saffron Walden | Essex | CB10 2NP

Fixed Price £153,750 – 25% Share

- Versatile living accommodation including a dual-aspect lounge, a formal dining room with garden access, and a private study
- Four generous bedrooms including a spacious principal suite with dedicated dressing room and en-suite shower room
- Modern open-plan kitchen/breakfast room featuring a sleek, contemporary kitchen with integrated appliances and French doors opening onto the rear patio
- A detached garage with driveway parking and a beautifully maintained, enclosed rear garden with a generous paved terrace for outdoor entertaining

The Property

This immaculately presented four-bedroom, two-bathroom detached family home is ideally located in this popular residential development, built eight years ago. The property boasts versatile living spaces including a modern open-plan kitchen, a detached garage with driveway parking, and a enclosed rear garden with a generous patio.

The Setting

Fairfax Drive is a quiet, family-friendly residential area in the historic market town of Saffron Walden, offering a perfect balance of suburban peace and town-center convenience. Situated within easy reach of the highly-regarded Saffron Walden County High School and local primary schools, it is also just a short 15-minute walk from the vibrant Market Square, which boasts a Waitrose, independent shops, and cozy cafes. For leisure, residents are close to the Lord Butler Leisure Centre and the sprawling green spaces of The Common. The area is a commuter's dream, located just 2.5 miles (about a 10-minute drive) from Audley End Station, which offers direct train links to London Liverpool Street in 55 minutes and Cambridge in under 20 minutes. With Stansted Airport only 14 miles away and easy access to the M11, it is an ideal location for those seeking a connected, community-driven lifestyle.

The Accommodation

This beautifully presented detached home offers a light and airy ground floor layout, perfectly designed for modern family living and entertaining. Upon entering, you are welcomed by a spacious entrance hall that flows seamlessly into the primary living areas. To the front of the property sits a dedicated office, ideal for home working, and a cozy yet well-proportioned lounge bathed in natural light. The hallway opens into a separate dining room, which offers a versatile space for formal gatherings and features French doors that lead directly out to the rear patio. The heart of the home is the impressive, triple aspect, open-plan kitchen/breakfast room. This contemporary space is fitted with a range of sleek white cabinetry, integrated appliances, and generous worktop space, complemented by a large central dining area and modern grey floor tiling. A second set of French doors provides effortless "inside-outside" flow to the garden, making it





a perfect hub for daily life. Practicality is also well-catered for, with a discreet cloakroom/WC and a storage cupboard located off the main hallway, completing the ground floor.

The first floor is centered around a light-filled landing with access to the loft and a useful airing cupboard. The principal bedroom is a particular highlight, complete with a dedicated dressing room and a private en-suite shower room. There are three further well-proportioned bedrooms, each thoughtfully finished with neutral décor. Bedroom two and bedroom three are both sizeable doubles with views over the front and side aspect, while bedroom four offers flexibility as a comfortable guest room or additional hobby space. Serving these bedrooms is a stylish family bathroom fitted with a classic three-piece suite, including a panelled bath with a shower over and sleek grey wall tiling.

Outside

The exterior starts with a handsome red-brick facade and a welcoming canopy porch. To the side, a private driveway provides convenient off-road parking and leads to a detached garage. A neat lawned area and a paved pathway complete the front aspect, creating a pleasant curb appeal. To the rear, the enclosed garden offers a versatile outdoor space, designed for both relaxation and family play. A generous paved patio area extends across the back of the house, providing the perfect setting for al fresco dining and entertaining. This leads onto a well-kept lawn, bordered by timber



fencing and established flower beds with a variety of shrubs and small trees. A further gravelled area to the side and a secure side access gate add to the practicality.

Services

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

Tenure – Leasehold, 117 years remaining

Monthly Rent - £1,436 and **Monthly Service Charge** £16.66

Monthly Insurance - £48.90 and **Monthly Management** £5.83

Property Type – Detached

Property Construction – Brick with tiled roof

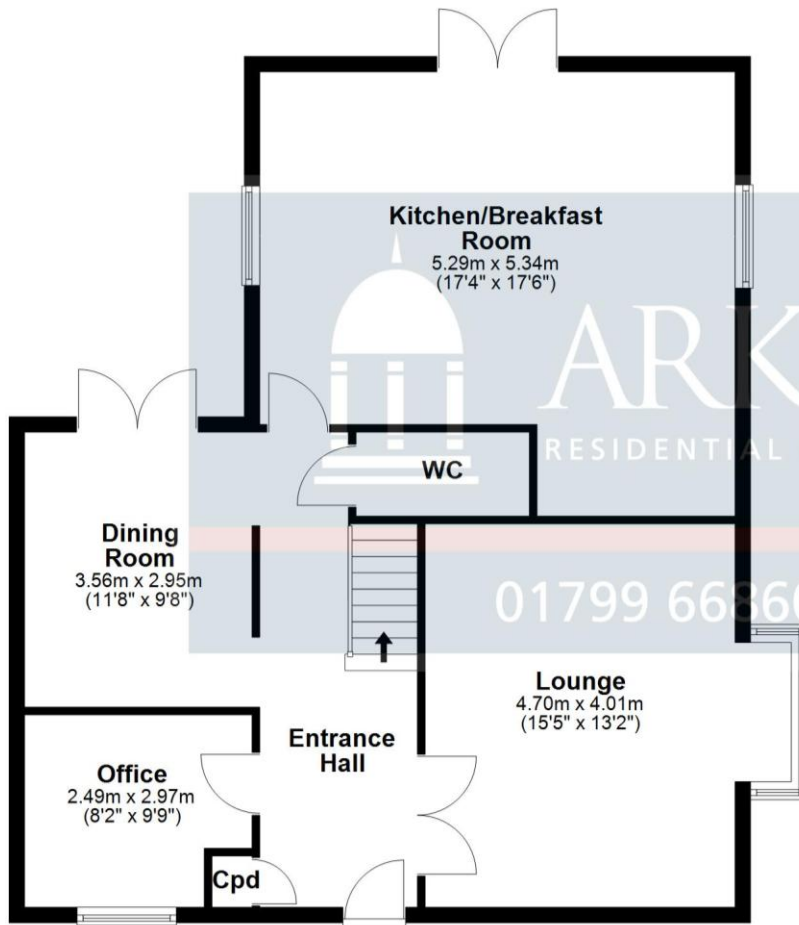
Local Authority – Uttlesford District Council

Council Tax – F



Ground Floor

Approx. 84.8 sq. metres (913.1 sq. feet)



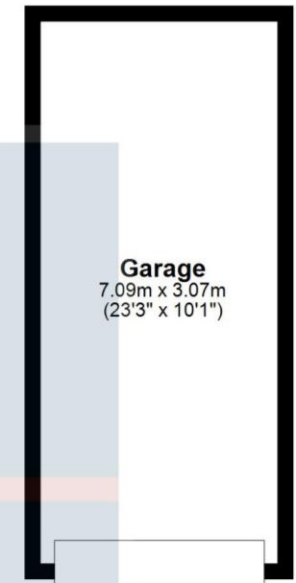
First Floor

Approx. 84.0 sq. metres (904.7 sq. feet)



Outbuilding

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 190.7 sq. metres (2052.2 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.



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