

9 Gibson Gardens, Saffron Walden,
CB10 1AW

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9 Gibson Gardens

Saffron Walden | Essex | CB10 1AW

Guide Price £500,000

- Three-bedroom home offering excellent potential
- Two well-proportioned reception rooms
- Separate kitchen with scope for improvement
- Three bedrooms and family bathroom
- Opportunity to modernise and reconfigure
- Ideal for buyers looking to create their own home







The Property

Situated within a quiet and established cul-de-sac, just a comfortable walk from the historic centre of Saffron Walden, this three-bedroom semi-detached home presents an excellent opportunity for those looking to create a home tailored to their own tastes and requirements. Offered for sale with no onward chain, the property occupies a generous plot with a west-facing rear garden, driveway parking and a detached garage.

Whilst the accommodation would now benefit from a programme of modernisation, the property offers well-proportioned living space and considerable scope for improvement, with the potential to extend and reconfigure the existing layout, subject to the necessary planning consents.

The Setting

The historic market town of Saffron Walden is widely regarded as one of North Essex's most attractive and desirable places to live, celebrated for its rich architectural heritage, thriving community and picturesque setting amidst the rolling countryside of the Essex and Cambridgeshire borders. The town is characterised by its charming streets, handsome period buildings and bustling market square, where a traditional market is held twice weekly. Excellent independent boutiques, cafés, restaurants and traditional public houses sit alongside a comprehensive range of everyday amenities, including supermarkets, leisure facilities and highly regarded schools.

For those who enjoy the outdoors, Saffron Walden offers an abundance of green spaces, including the beautifully maintained Bridge End Gardens, the historic Audley End House and Gardens and the popular Common. Despite its peaceful market town atmosphere, Saffron Walden enjoys excellent transport connections. Audley End railway station, approximately two miles from the town centre, provides regular services to London and Cambridge. The M11 motorway provides convenient access to Cambridge, London and Stansted Airport.







The Accommodation

The ground floor offers well-proportioned and versatile accommodation, with two separate reception rooms providing an excellent balance of space for everyday family living and entertaining. The sitting room is a comfortable and inviting space in which to relax and unwind, whilst the adjoining dining room provides an ideal setting for family meals and more formal gatherings.

Together, these rooms offer considerable flexibility, with the potential to reconfigure the layout to create a more open and sociable living environment, subject to any necessary consents.

The kitchen is positioned separately and provides a practical space for day-to-day use, whilst presenting an exciting opportunity for those looking to introduce their own ideas and improvements. With thoughtful refurbishment, there is scope to create a stylish and contemporary kitchen and dining area, bringing a fresh approach to the accommodation and establishing a natural hub for family life.

On the first floor, the accommodation continues with three bedrooms, offering flexibility for growing families, visiting guests or those requiring a dedicated home office. These are served by a family bathroom, completing a traditional and practical first-floor arrangement.

Whilst the property would benefit from a programme of updating and modernisation, the existing layout provides an excellent foundation from which to work.

With generously proportioned rooms and the opportunity to adapt the accommodation to suit individual requirements, this is a home with plenty of potential for buyers looking to create something of their own, combining the character of the existing property with the comforts and conveniences of modern-day living.

Outside

One of the property's particular attractions is its generous west-facing rear garden, providing a wonderful setting for afternoon and evening sunshine. Predominantly laid to lawn, the garden offers plenty of space for outdoor entertaining, children's play or further landscaping, whilst also presenting potential for extending the accommodation, subject to the necessary consents.

To the front, a driveway provides off-road parking and leads to a detached garage, offering useful additional storage or parking.

Services

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

Tenure – Freehold
Property Type – Semi Detached
Property Construction – Standard Brick Construction
Local Authority – Uttlesford
Council Tax– Band D









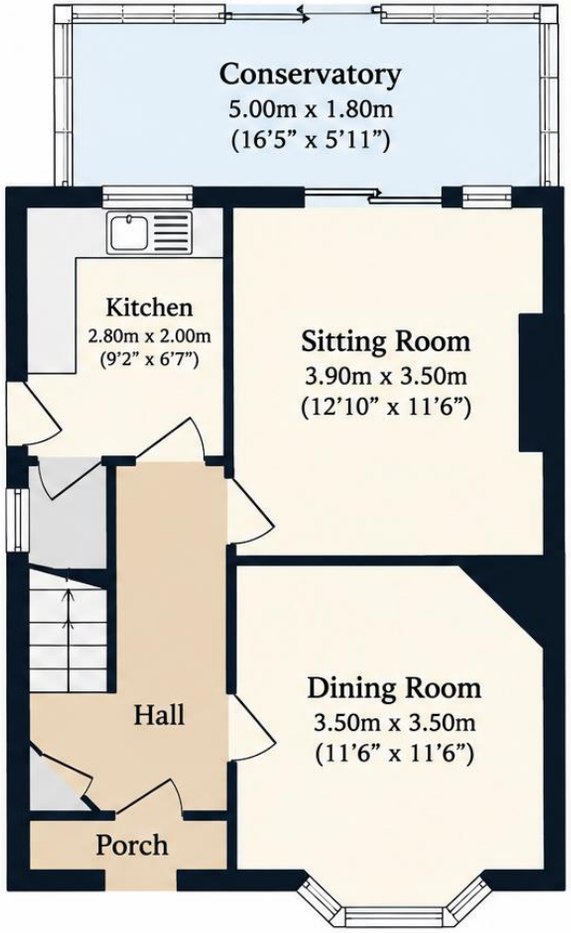




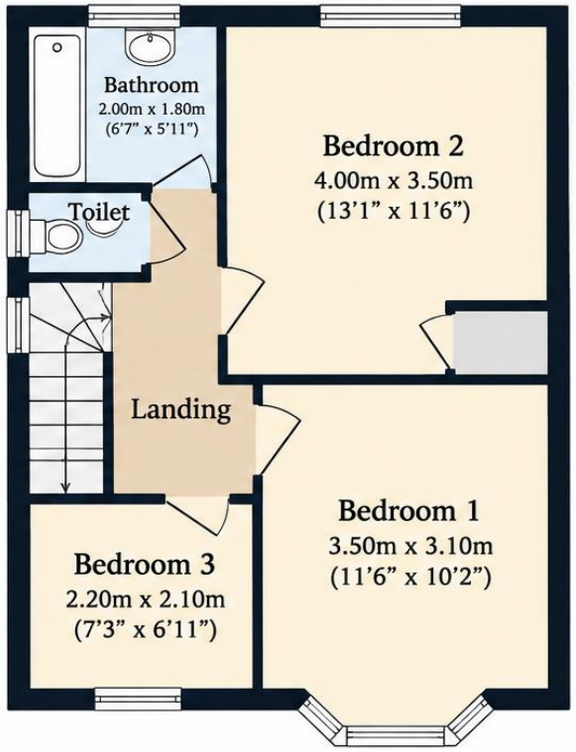








Ground Floor



First Floor

Total floor area: 96.9 sq m (1,043 sq ft) approx

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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