



6 Prospect Place, Saffron Walden,
CB11 3AB



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6 Prospect Place,

Saffron Walden | Essex | CB11 3AB

Guide Price £425,000

- Peaceful no-through road within walking distance of Saffron Walden town centre
- Over 1,080 sq. ft. featuring four bedrooms, three reception spaces cellar, kitchen with utility
- Private mature gardens, detached double garage and extra off-road parking
- A secluded well-proportioned family home ready for modernisation

The Property

Situated on a quiet no-through road just a short stroll from Saffron Walden's vibrant Market Square and top-rated schools, 6 Prospect Place is a four-bedroom detached residence offering over 1,080 sq. ft. of well-balanced living space with exceptional potential for modernisation. The ground floor features a central dining room leading to a comfortable sitting room, a practical kitchen with an adjoining utility area, a family bathroom, and access to a versatile cellar, while the upper floor houses four well-proportioned bedrooms and a separate cloakroom. Set within private, mature lawned gardens complete with a paved terrace, the plot further benefits from a detached double garage and off-road parking, all while maintaining excellent transport links with Audley End station, the M11, and Stansted Airport within easy reach.

The setting

6 Prospect Place enjoys an enviable position just a short stroll from the heart of Saffron Walden. This picturesque, historic market town offers a delightful blend of medieval charm and modern convenience. Residents are within easy walking distance of the bustling Market Square which hosts its renowned market every Tuesday and Saturday, as well as a rich selection of independent shops, cosy cafes, and highly regarded local pubs. Excellent recreational spaces are also close by, including the sprawling greenery of The Common and the stunning Victorian designed Bridge End Garden. Families will further appreciate the proximity to exceptional local schooling like the renowned Saffron Walden County High School. For commuters the property is perfectly positioned, Audley End railway station is located just over two miles away, providing direct, regular train services to London and Cambridge. For road travel, the M11 motorway is easily accessible, putting the university hub of Cambridge within a 30-minute drive, while London Stansted Airport is roughly 25 minutes to the south, making international travel effortlessly convenient.

The Accommodation

Occupying a wonderfully discreet position within the highly sought-after Prospect Place, this four-bedroom detached residence presents a rare opportunity to acquire a home in one of Saffron Walden's best-kept secrets. Tucked away along a peaceful no-through road, just a short stroll from the historic Market Square, the property enjoys an exceptional level of privacy whilst remaining moments from the town's outstanding amenities. Offering over 1,080 sq ft of





accommodation, a detached double garage and mature gardens, it provides the perfect canvas for those looking to create a long-term family home. The accommodation is both practical and well-balanced. A welcoming entrance opens into a central dining room, creating the heart of the home and providing access to the principal reception spaces. To the front, the sitting room is a comfortable, well-proportioned space overlooking the front garden, whilst the kitchen is fitted with a range of cabinetry and enjoys views across the rear garden. Adjoining the kitchen is a useful utility area with additional storage and direct access outside, offering excellent day-to-day practicality. A family bathroom, separate WC and inner hallway complete the ground floor accommodation. A particularly useful addition is the cellar, currently utilised as a home gym but equally suited to secure storage, hobbies or workshop space.

To the first floor, the property offers four well-proportioned bedrooms, several benefitting from fitted wardrobes, together with a separate cloakroom. The layout is ideally suited to family life whilst also providing flexibility for those requiring a home office or guest accommodation. The property also offers a detached double garage and additional off-road parking

While the property would benefit from a programme of modernisation, it is this combination of location, plot, generous proportions and future potential that makes Prospect Place such a compelling proposition.



Outside

The gardens are a real highlight. Mature planting creates a sense of privacy, with generous lawns, established borders and a paved terrace providing an excellent space to entertain

Services

Mains electric. Water and drainage are connected. Gas heating. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – C

Agent Note - There is a pedestrian right of way across the front of the property to access No. 7 Prospect Place and a shared walkway to the side of the property.

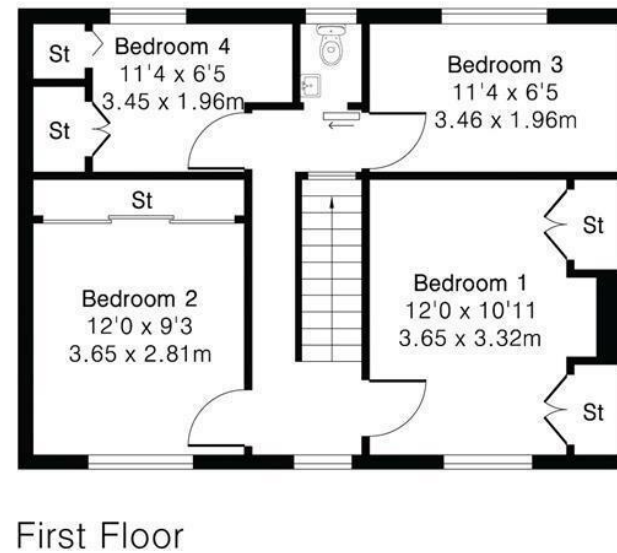
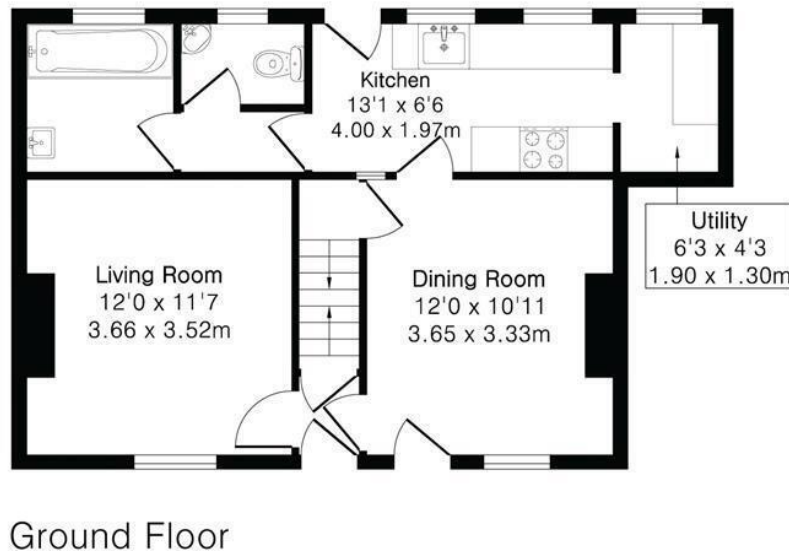
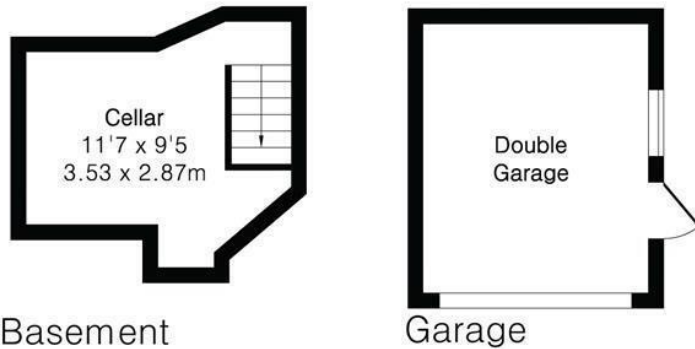


Approximate Gross Internal Area 1087 sq ft - 101 sq m

Basement Area 97 sq ft – 9 sq m

Ground Floor Area 510 sq ft – 47 sq m

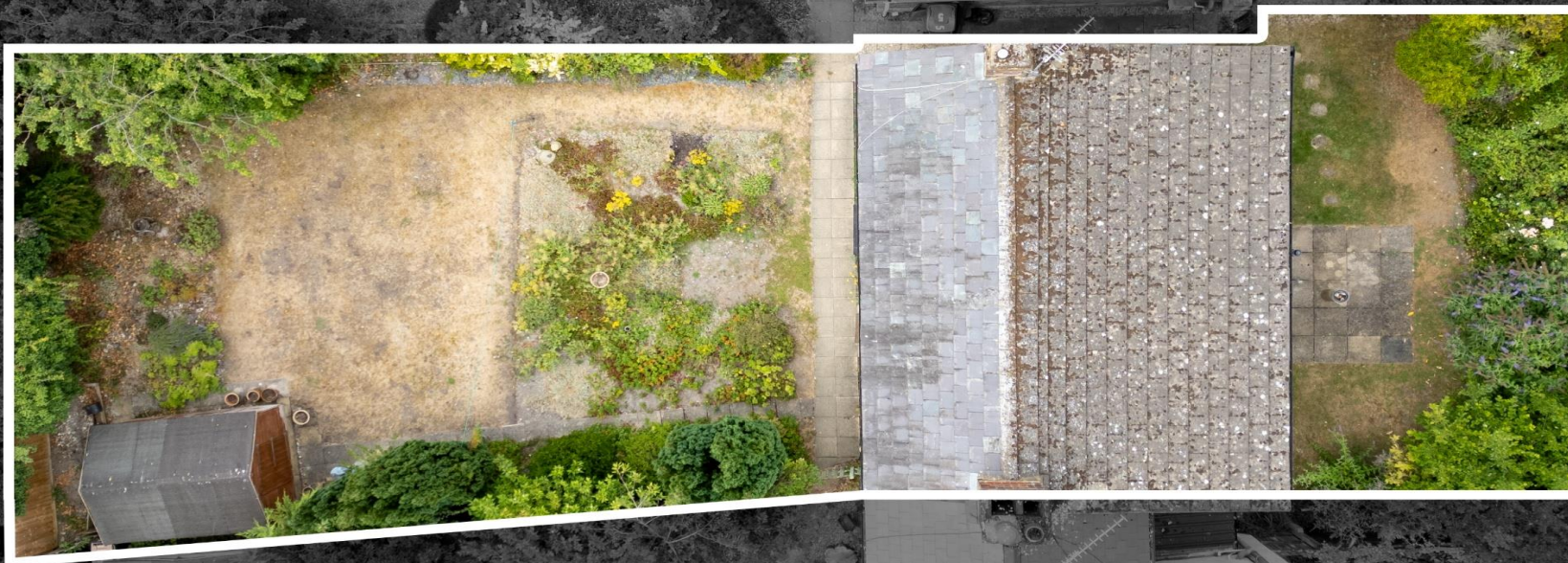
First Floor Area 480 sq ft – 45 sq m



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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01799 668600

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



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