



16 Mapleoft Avenue, Saffron Walden  
CB10 2GX



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 16 Mapletoft Avenue

Saffron Walden | Essex | CB10 2GX

## Guide Price £445,000

- A semi detached four bedroom property
- Open plan kitchen/dining area
- Accommodation over three floors
- Good size rear garden
- Off road parking for three cars
- Popular residential location

### The Property

This well presented four-bedroom semi-detached home, built in 2019, is set within a popular and modern development in Saffron Walden. The property offers spacious and contemporary accommodation, with the added benefits of off-road parking and a private rear garden. Perfect for families, it combines stylish living with a convenient location close to local amenities and schools.

### The Setting

Mapletoft Avenue is a highly sought-after residential road set within a peaceful and attractive area of Saffron Walden, one of north Essex's most desirable market towns. The street is characterised by its well-presented family homes, mature trees, and a welcoming community atmosphere — ideal for those seeking a balance of countryside charm and modern convenience. Residents enjoy easy access to local amenities, with a selection of independent shops, cafés, and restaurants in the bustling town centre just a short walk or drive away. The Common, Bridge End Gardens, and Audley End House and Gardens offer beautiful open spaces for leisure and recreation, while nearby sports clubs, playgrounds, and walking routes cater perfectly to active lifestyles. Families are particularly drawn to this location thanks to its excellent schooling options, including the renowned Saffron Walden County High School and several highly regarded primary schools within easy reach. For commuters, Mapletoft Avenue provides convenient links to Audley End Station (approx. 2 miles), offering fast and frequent services to Cambridge and London Liverpool Street. The M11 motorway (Junction 9) is also easily accessible, making travel to surrounding towns and the capital straightforward.

### The Accommodation

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a cloakroom/WC. To the front of the house is a bright and comfortable sitting room, perfect for family relaxation. To the rear, the stylish kitchen/dining room offers an excellent open-plan space fitted with modern units and integrated appliances, with ample room for a dining table. A door opens directly onto the rear garden, creating an ideal setting for entertaining and everyday family living.





The first floor comprises three well-proportioned bedrooms, including a generous main bedroom overlooking the rear of the property. Bedrooms two and three provide excellent flexibility for children, guests, or a home office. A well-appointed family bathroom serves this floor, fitted with a modern white suite including a bath with shower over.

The top floor is dedicated to a spacious fourth bedroom, featuring a dormer window that brings in plenty of natural light and a built-in storage cupboard. This versatile room provides an ideal principal suite, guest room, or private workspace, completing the accommodation beautifully.

### Outside

To the front of the property there is a driveway providing off-road parking, creating a welcoming approach and convenient access to the home. To the rear, the property enjoys a good-sized garden, mainly laid to lawn with space for outdoor seating and family activities — an ideal setting for relaxation and entertaining.

### Services

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

**Tenure** – Freehold

**Property Type** – Semi – detached

**Property Construction** – Brick built with tiled roof

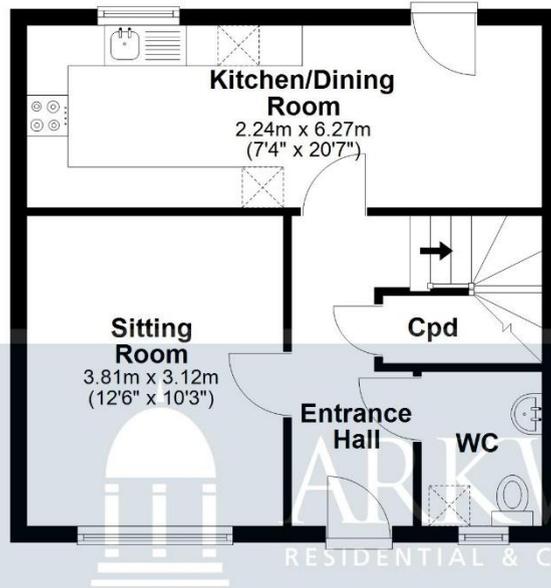
**Local Authority** – Uttlesford District Council

**Council Tax** – E



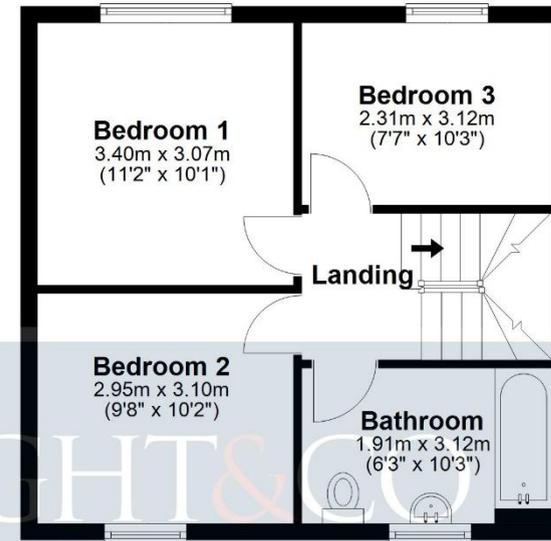
### Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



### Second Floor

Approx. 23.1 sq. metres (248.7 sq. feet)



Total area: approx. 100.9 sq. metres (1086.1 sq. feet)

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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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