



50 Goddard Way, Saffron Walden  
CB10 2DQ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 50 Goddard Way

Saffron Walden | Essex | CB10 2DQ

## Guide Price £275,000

- A recently renovated one-bedroom home featuring a modern kitchen and a stylishly refitted contemporary shower room
- Offered with no upward chain
- Generous sitting room with French doors
- A low maintenance rear garden offering a low-maintenance retreat with mature shrubs and a paved patio
- Ideally situated in a popular residential area within easy reach of local amenities, transport links, and the town center

### The Property

This well presented one-bedroom home offers a bright, modern interior featuring an updated kitchen and a spacious sitting room with French doors. Upstairs, the property boasts a well-proportioned double bedroom and a stylishly refitted shower room, all finished to a high standard. The exterior is a particular highlight, featuring a private, south-west facing walled garden designed for low-maintenance living and alfresco entertaining.

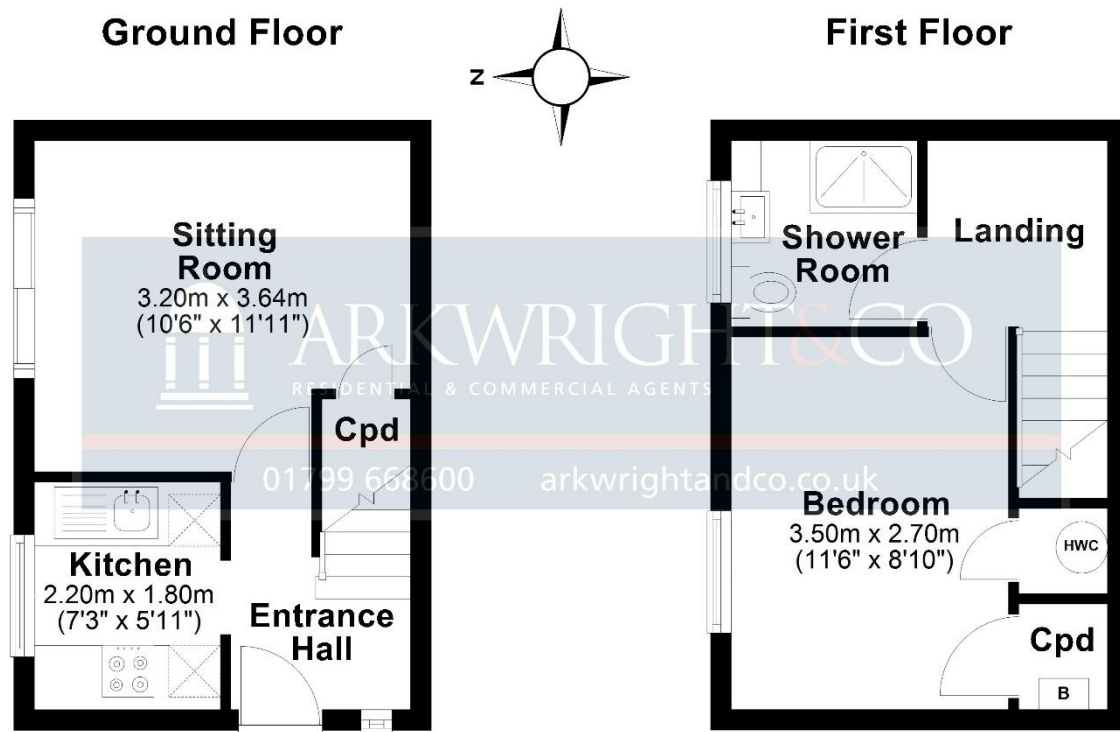
### The Setting

Goddard Way is a peaceful, well-established residential enclave situated on the eastern fringes of Saffron Walden, offering a perfect blend of suburban tranquility and convenient access to the town's historic medieval center. Residents benefit from being within a short walk of essential amenities, including the Tesco Superstore on Radwinter Road (0.6 miles) and the vibrant Market Square (0.8 miles) with its eclectic mix of independent shops and eateries. The area is highly sought after by families due to its proximity to top-tier education, such as St Mary's Primary (0.3 miles) and the renowned Saffron Walden County High School (1.1 miles). For commuters, the location is exceptionally well-placed; Audley End Station is just 2.5 miles away, providing direct rail links to London Liverpool Street in approximately an hour and Cambridge in under 20 minutes. With the M11 accessible within a 15-minute drive and Stansted Airport only 15 miles to the south.

### The Accommodation

This home is accessed via a welcoming entrance hall that leads into an efficiently designed kitchen, featuring sleek cabinetry, integrated appliances, and a bright window overlooking the garden. To the rear, the well-proportioned sitting room flooded with natural light through French doors, which provide a seamless transition to the low-maintenance, walled garden, perfect for outdoor entertaining or quiet relaxation.





Total area: approx. 39.8 sq. metres (428.8 sq. feet)

The first floor is accessed via a carpeted staircase leading to a landing with doors to the adjoining rooms. The well-proportioned double bedroom is a bright and comfortable space, with a large window and two built in cupboards, one housing the hot water cylinder. Completing the upper level is a stylishly refitted shower room, which boasts contemporary wood-effect wall paneling, a large walk-in shower cubicle, a modern vanity wash basin and WC.

#### Outside

Externally, the property is set back with a low-maintenance front garden, with a paved pathway leading to the sheltered front door. A particular highlight is the delightful, private rear garden, which is fully enclosed by a brick wall and timber fencing to provide a high degree of privacy. The outdoor space has been thoughtfully designed for ease of maintenance, featuring a large graveled area bordered by well-stocked flower beds and mature shrubs. A side timber gate provides convenient pedestrian access to the front.



#### Services

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

Tenure – TBC

Property Type – TBC

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax – B

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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