



45 Hunters Way, Saffron Walden  
CB11 4DE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 45 Hunters Way

Saffron Walden | Essex | CB11 4DE

## Guide Price £375,000

- Full-width sitting room, feature fireplace and sliding doors to the garden
- Three versatile first-floor bedrooms
- Beautifully presented kitchen
- Private parking, EV charging point and garage
- Good size rear garden
- Popular residential area

### The Property

This beautifully presented three-bedroom semi-detached family home offers a contemporary fitted kitchen, a spacious full-width sitting room with sliding doors, and a stylish family bathroom. Outside, the property enjoys a private driveway with EV charging point, alongside a rear garden and garage.

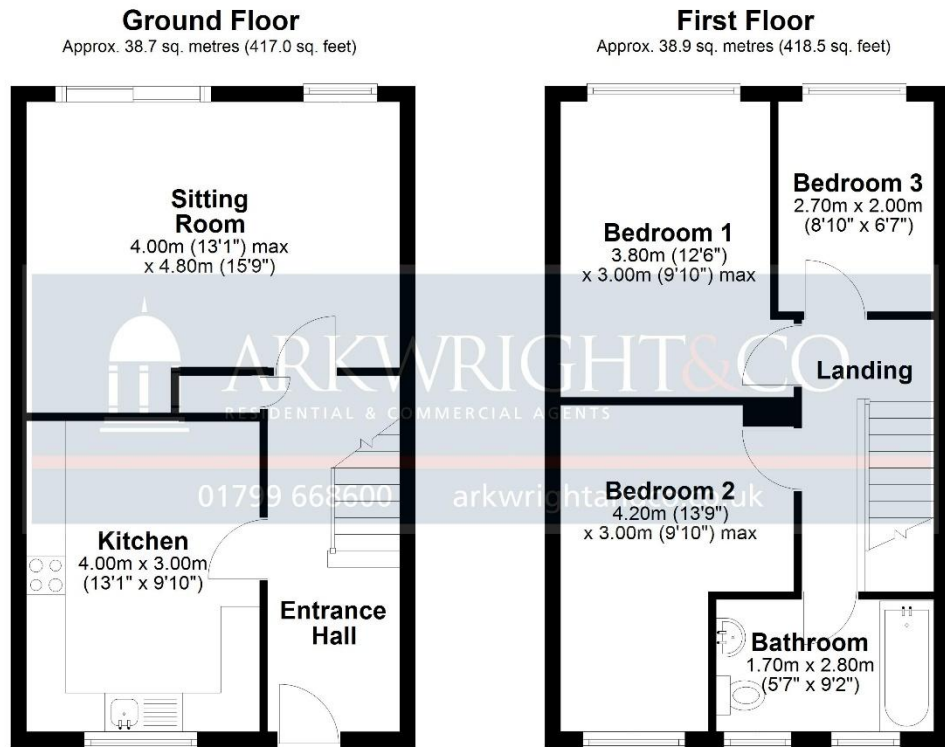
### The Setting

Perfectly positioned on the highly sought-after eastern outskirts of the historic market town of Saffron Walden, Hunters Way offers a sophisticated residential environment that blends quiet suburban living with effortless access to a wealth of amenities. Residents are within easy reach of the town's vibrant medieval centre, located approximately 1 mile away, which boasts a mix of independent boutiques, coffee shops, and high-street retailers, alongside the award-winning Saffron Walden Market and the Saffron Hall concert venue. The area is exceptionally well served for families, being within the catchment or walking distance of esteemed local schooling including Saffron Walden County High School. For the active lifestyle, the nearby Lord Butler Leisure Centre and the expansive Anglo-American Playing Fields provide superb recreational facilities. Commuters benefit from the proximity to Audley End Station, just 3 miles distant, offering fast rail connections to London Liverpool and Cambridge, while the M11 motorway and Stansted Airport are both reachable within a 12-mile drive.

### The Accommodation

Upon entering the property via the inviting entrance hall, which features a useful under-stairs storage area, you are welcomed into a beautifully presented ground floor layout designed for both modern family living and effortless entertaining. To the front sits the bright, contemporary kitchen expertly fitted with a stylish array of deep navy-blue cabinetry, sleek countertops, a built-in oven, and a charming breakfast area perfectly positioned by the front window. Spanning the entire width of the rear is the impressive, light-filled sitting room showcasing a feature fireplace, vibrant decor, and expansive sliding patio doors that seamlessly connect the indoor living space to the rear garden.





Total area: approx. 77.6 sq. metres (835.5 sq. feet)

Stairs from the entrance hall ascend to the first-floor landing, which provides seamless access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a spacious double room featuring a large window looking out over the rear aspect. Bedroom two offers another generous double bedroom space, vibrant and full of natural light. The third bedroom is a versatile room currently utilised as an ideal home office/study setup with views to the rear. Serving the bedrooms is the contemporary family bathroom, fully equipped with a modern suite including a panelled bath, WC, a wash hand basin, and a heated towel rail.

### Outside

The property is fronted by a charming lawned garden enclosed by a classic white picket fence alongside a convenient block-paved driveway equipped with an EV charging point, while gated side access leads around to a private rear garden featuring a paved patio, a raised wooden decking area perfect for outdoor seating, a lawn, and a timber summerhouse and shed.



### Services

Mains electricity, water and drainage are connected. Gas fired 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 – C

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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