



**ARKWRIGHT&CO**  
RESIDENTIAL & COMMERCIAL AGENTS



**27 Gibson Close**  
Saffron Walden | Essex | CB10 1AJ  
**Guide Price: £POA**



An attractive and individual 4 bedroom detached family home occupying a delightful corner plot within this much sought-after and popular residential area, ideally located in the heart of Saffron Walden town centre, and within catchment to the town's highly regarded schooling.

## Accommodation

27 Gibson Close is an attractive and rarely available 4 bedroom detached property of an individual design, occupying a deceptively spacious corner plot well located within one of Saffron Walden's most sought-after residential areas, just moments from the High Street.

This wonderful family home provides well-appointed accommodation extending to circa 1800 square feet (including garage) and offers excellent scope (subject to planning) to extend the property to create more accommodation should it be required.

The property currently provides on the ground floor of a spacious entrance hall with a cloakroom, a good size front reception room with attractive fireplace and to the rear there is an open plan L-Shape kitchen and living area providing a wonderful light and airy space. The traditional fitted kitchen opens into a good size breakfast area with patio door leading to the rear garden and the breakfast room in turn opens to a large dining area with a window to the rear aspect and French doors leading to the rear garden. There is a separate utility room accessed from the kitchen with benefits from doors to the front and rear.

To the first floor there are three good double bedrooms and a single bedroom, all with built in cupboards, a family bathroom and en-suite shower room with walk in double shower to the principal bedroom.

## Outside

Outside The property is set back from the road behind an attractive front garden and paved driveway providing off road parking and access to in single integral garage. To the rear the property benefits from a wonderful mature garden which is of a generous size and boasts a variety of mature trees, shrubs and bushes. There is an attractive raised paved patio that wraps around the rear of the property providing a wonderful area for entertaining and Al Fresco dining

## Features

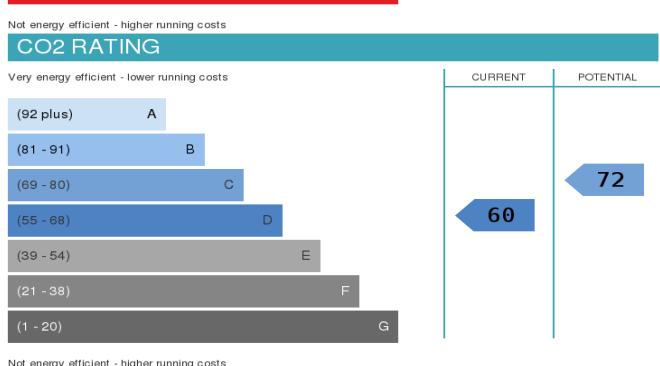
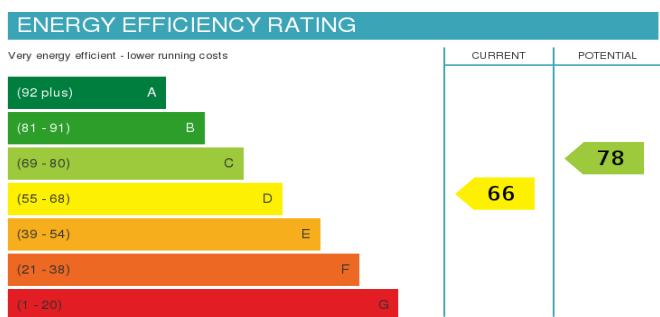
- Situated in a most sought-after area of Saffron Walden, close to the town centre, County High school as well as being on the bus route to Audley End train station for the London & Cambridge commuters.
- Well-appointed 4-bedroom family home, with flexible living accommodation and excellent scope to extend, subject to planning necessary consents.

- 3 reception rooms, including a dining room with French doors onto the garden.
- Beautiful mature garden.
- Off road parking & integral garage.
- Enjoying a wonderful position within a short walk Audley End parkland beyond.
- All main services are connected.
- Council Tax: Band E
- NO UPWARD CHAIN

## Location

Gibson Close is a much sought after and established residential area conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for Saffron Walden County High as well as other local schooling. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

## Energy Performance Certificate

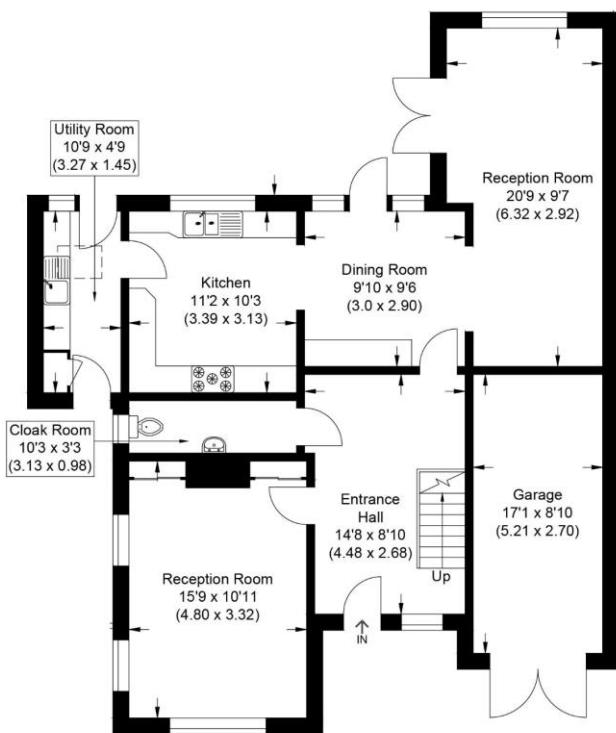


Approximate Gross Internal Area

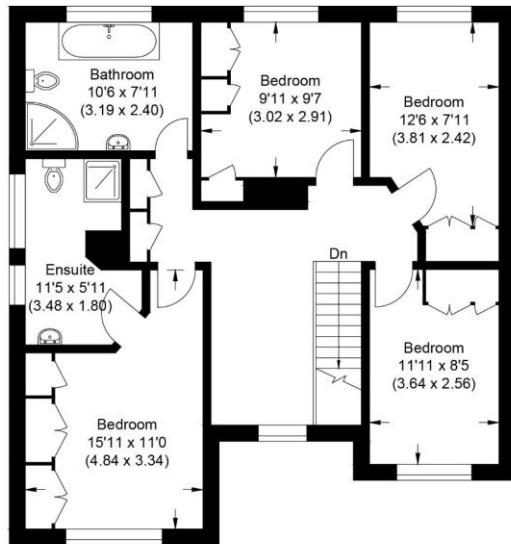
151.44 sq m / 1630.08 sq ft

Garage Area

12.58 sq m / 135.40 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



