



## 26 Shrublands, Saffron Walden

CB10 2EH

A light and spacious extended end of terrace house ideally located within a short walk to Saffron Walden town centre.

**Guide Price £265,000**

- Extended end of terrace house
- Large conservatory extension
- Walking distance to town centre
- Large patio
- Allocated parking
- Chain free



26 Shrublands is a light and spacious extended end of terrace house ideally located within a short walk to Saffron Walden town centre, benefitting from a garden, allocated parking and conservatory.

## ACCOMMODATION ENTRANCE HALLWAY

With door leading to:

### KITCHEN

With a range of base and eye level units, integrated sink and drainer, electric oven with 4 ring gas hob and extractor over. Space and plumbing for washing machine and freestanding fridge freezer with tiled flooring.

### LOUNGE

With window to rear aspect, two wall mounted vertical radiator and opening to:

### CONSERVATORY

With a range of full-length windows and bi-fold doors to side aspect, self -opening tilt door and window, electrically operated lantern, under floor heating,

### FIRST FLOOR

#### LANDING

With access to loft, doors to adjoining room and space for a home office with wall mounted cupboards.

#### BEDROOM

With window to rear aspect, fitted wardrobes and two addition storage cupboards.

#### BATHROOM

With window to rear aspect, wash hand basin with vanity unit, integrated low level WC, panelled bath with shower over, and towel rail.

#### OUTSIDE

Good sized private paved garden, perfect for Al Fresco

dining, with gate to rear. 1 allocated parking space.

### LOCATION

Conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter, Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

**SERVICES** All mains services are connected.

### COUNCIL TAX BAND

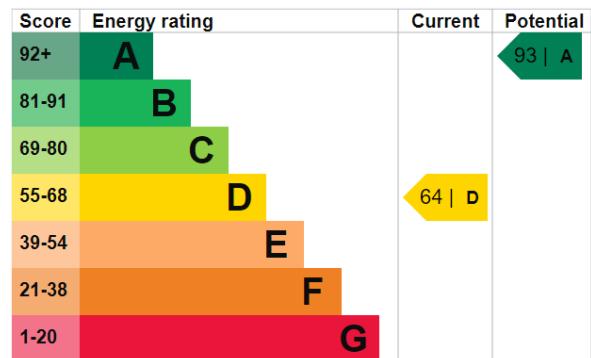
Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Uttlesford District Council.



# FLOORPLAN TO FOLLOW





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