



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN TO FOLLOW





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