



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



12 Borough Lane  
Saffron Walden | Essex | CB11 4AF  
Guide Price: £625,000





# A well appointed presented 3 bedroom semi detached family home, beautifully presented throughout and ideally located close to the heart of Saffron Walden

## ACCOMMODATION

12 Borough Lane is a wonderful 3 bedroom semi detached family home, occupying a superb location on this highly sought after road which is ideally located just a short distance from the county high school and Saffron Walden town centre. The property has benefited from a program of refurbishment in recent times and comprises of a stunning open plan lounge/kitchen/diner, further reception room and three double bedrooms including a master suite in the loft. The property benefits from an enclosed rear garden and off-road parking to the front of the property. In detail the accommodation comprises of:-

## ON THE GROUND FLOOR

### ENTRANCE HALLWAY

With an attractive part glazed front door, window to side aspect, stairs raising to the first floor and doors leading to

### CLOAKROOM

With WC and wash basin

### SITTING ROOM 13'3 x 10'8 (4.03m x 3.25m)

Attractive bay window to the front aspect, radiator.

### LOUNGE AREA 12'8 x 10'5 (3.86m x 3.17m)

Wood effect flooring, radiator, open plan through to:-

### KITCHEN/DINING ROOM 15'0 x 12'5 (4.57m x 3.78m)

A wonderful open plan space with modern kitchen fitted with a matching range of base and eye level units with worksurface incorporating a stainless steel sink unit, integrated eye level oven and grill and low level, fridge freezer and dishwasher. There is a useful central breakfast bar with matching worksurface incorporating an electric hob and a range of storage below. There is a window to the rear aspect and ceiling skylight providing ample natural light. There is a good size breakfast area off the kitchen with ceiling skylight and glazed French doors leading out to the rear garden, the kitchen and breakfast room benefits from modern wood effect flooring and a door leads off to:-

### UTILITYROOM

Fitted with storage units and space for a washing machine and tumble dryer.

## ON THE FIRST FLOOR

### LANDING

Stairs to second floor.

### BEDROOM 2 13'4 x 10'5 (4.06m x 3.17m)

Window to rear aspect with views over the rear garden, radiator.

### BEDROOM 3: 12'8 x 10'5 (3.86m x 3.17m)

Window to front aspect, radiator.

### FAMILY BATHROOM

Fitted with a stylish free standing bath, vanity wash hand basin, WC, heated towel rail.

### STUDY

Window to front aspect.

## SECOND FLOOR

### BEDROOM ONE 18'6 x 13'0 (5.63m x 3.96m)

A superb principle bedroom suite with large window to the rear aspect benefitting from attractive open views, radiator, door to:-

### EN SUITE

With large shower cubicle, WC and wash hand basin.

## OUTSIDE

The property sits in an attractive residential area, with a driveway to one side providing off-street parking for several vehicles. The rear garden is laid mainly to lawn with a variety of well stocked beds and borders. A patio area set off the rear of the property, provides excellent space for outside entertaining.

## LOCATION

Borough Lane is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

## SERVICES

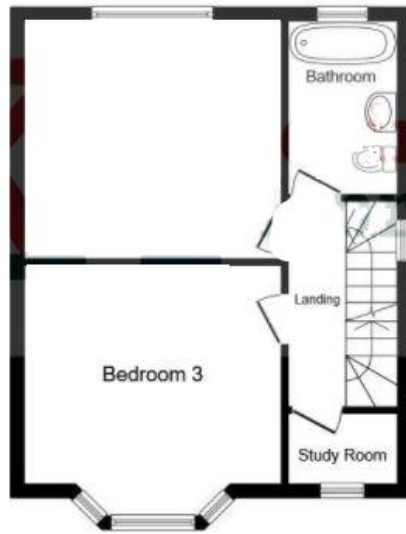
All main services are connected.

## EPC RATING: C

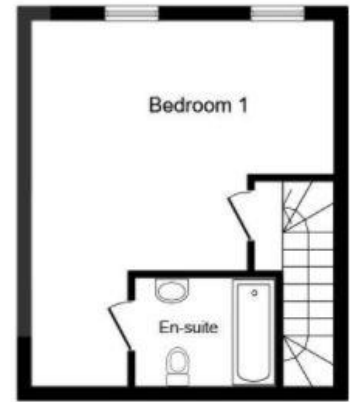




**Ground Floor**



**First Floor**



**Second Floor**



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.





