



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



26 Little Walden Road
Saffron Walden | Essex | CB10 2DJ
Guide Price: £500,000 - £525,000



A well-appointed four-bedroom family home with a large rear garden in excess of 100ft and ideally situated for Saffron Walden town centre.

ACCOMMODATION

26 Little Walden Road is a spacious 4-bedroom semi-detached property sitting on a good size plot and enjoying a pleasant elevated position set back from the road with attractive open views to the front. The property is ideally located less than a 10 minute walk of The Common and the town centre.

The property has been well maintained and indeed improved by the current owners to provide a wonderful modern living space on the ground floor and 4 good size bedrooms on the first floor. Outside the property benefits from a large mature rear garden as well as an enclosed front garden.

In detail the accommodation comprises on the ground floor of a lovely open plan kitchen/family room which creates a wonderful hub to the home. There is a cosy snug area to the front with an open fireplace housing a log burning stove with built in shelving either side of the chimney breast. Attractive wood flooring flows throughout the family area and kitchen, with the space also benefiting from an abundance of natural light due to the dual aspect. The attractive kitchen is fitted with a range of eye and base level units with work surface over incorporating a stainless steel sink drainer unit and a built in electric range cooker. There is a side utility area where there is a further work surface incorporating a sink unit, an integrated dishwasher and space for fridge/freezer.

There is a rear lobby area, with plumbing for a washing machine and door leading out to the rear garden and a door leading to a ground floor bathroom, fitted with a panel bath, WC and wash hand basin.

Also on the ground floor the property benefits from a good size family/snug which again enjoys an abundance of natural light with a window to the front aspect as well as French doors to the rear which lead out to a side patio area.

On the first floor the property benefits from 4 good size bedrooms including 3 doubles. The principle bedroom sits to the front with lovely elevated views, and bedroom two enjoys views over the rear garden. There is also a first floor shower room fitted with a shower cubicle, WC and wash hand basin, with all rooms accessed of a spacious landing area.

OUTSIDE

The property enjoys an elevated position set back from the road behind a small front garden laid to lawn and enclosed by mature shrubs with a path leading to the front door. The rear garden is accessed from the side of the property and is an extremely generous size extending to over 100ft in length and mainly laid to lawn, with a good size patio area which provides an excellent entertaining space.

FEATURES

- A well appointed semi-detached family home
- Spacious open plan ground floor living space, including a dual aspect kitchen/living room with log burner, additional family room.
- 4 bedrooms, 2 bathrooms.
- Large garden extending to in excess of 100ft.
- Ideally located with walking distance of the town centre and The Common.
- Well located for highly regarding local schooling.
- Viewing highly recommend.

LOCATION

Little Walden Road is situated to the north east of Saffron Walden town centre and is within 10 minutes walking distance to market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. 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 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north

SERVICES

All main services are connected.

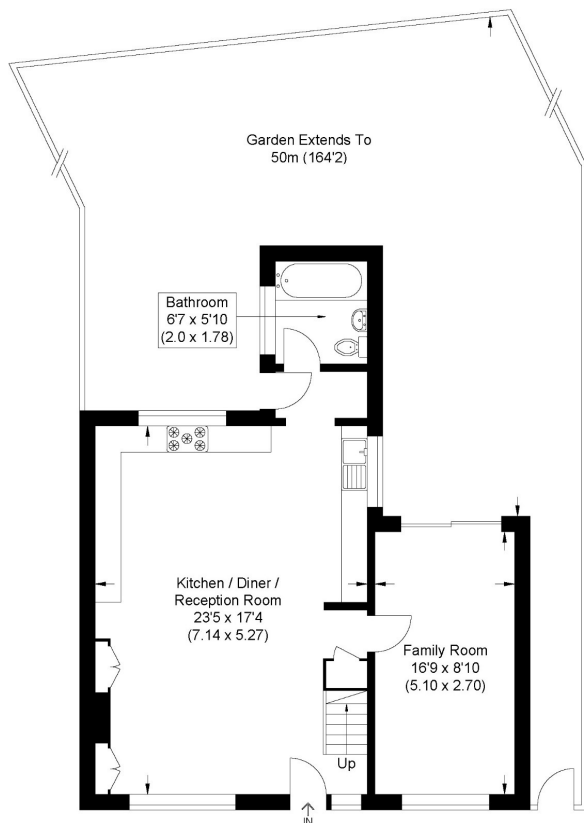
COUNCIL TAX

Band D

EPC RATING:

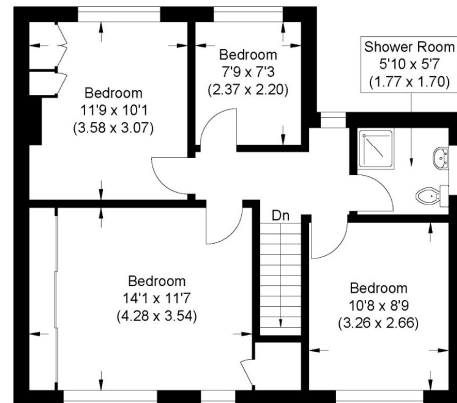
TBC





Ground Floor

Approximate Gross Internal Area
110.02 sq m / 1184.24 sq ft



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.



