



102 Little Walden Road, Saffron Walden
CB10 2DW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

102 Little Walden Road

Saffron Walden | Essex | CB10 2DW

Guide Price £530,000

- A well-appointed, three double bedroom, detached bungalow
- Scope to extend and improve, subject to planning permission
- Sitting room, dining room and conservatory
- Off road parking and garage
- Superb, established rear garden
- EPC: F
- Council Tax Band: E

The Property

A delightful and spacious 3 double bedroom bungalow on the outskirts on Saffron Walden with huge potential to improve and extend (subject to planning). The property benefits from off road parking, garage and established rear garden.

The Setting

Little Walden Road is situated to the north east of Saffron Walden town centre and is within 15 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.

The Accommodation

A good size entrance hall with airing cupboard housing hot water tank and doors to the adjoining room. A good size sitting room is filled with natural light from the large window to the front aspect, feature gas fire with tiled surround and hearth and radiator. The kitchen is situated at the back of the house overlooking the garden with a matching range of fitted base and eye level units, work surface incorporating a stainless steel 1 and a half bowl sink and drainer. There is space for a freestanding oven with hob over, fridge freezer and the gas fired boiler. A door leads to the conservatory





with glazed half height windows to the 3 external walls with door leading to the patio area/garden. Also leading from the kitchen is the spacious dining room with gas fire with tiled hearth, external door leading to garden and internal door leading to bedroom 3. Bedroom one is a large double with window to the front aspect, built in storage cupboard and radiator. Bedroom two is a double bedroom with window to the rear aspect and radiator. Bedroom 3 is currently used as a storeroom with window to the rear aspect. The family bathroom comprises panelled bath with shower attachment above, pedestal wash hand basin and WC. The bathroom is fully tiled with window to the front aspect and radiator.

Outside

To the front of the house is a laid to lawn garden with planting and mature conifer tree, driveway and access to the single garage. To the rear of the bungalow is a great sized, enclosed garden which is mainly laid to lawn with mature trees, shrubs and planting. There is a patio area directly outside the lean to and dining room with a path leading to a large garden shed.



Services

Mains electric is connected. Gas central heating. Private drainage system.

Local Authority

Uttlesford District Council

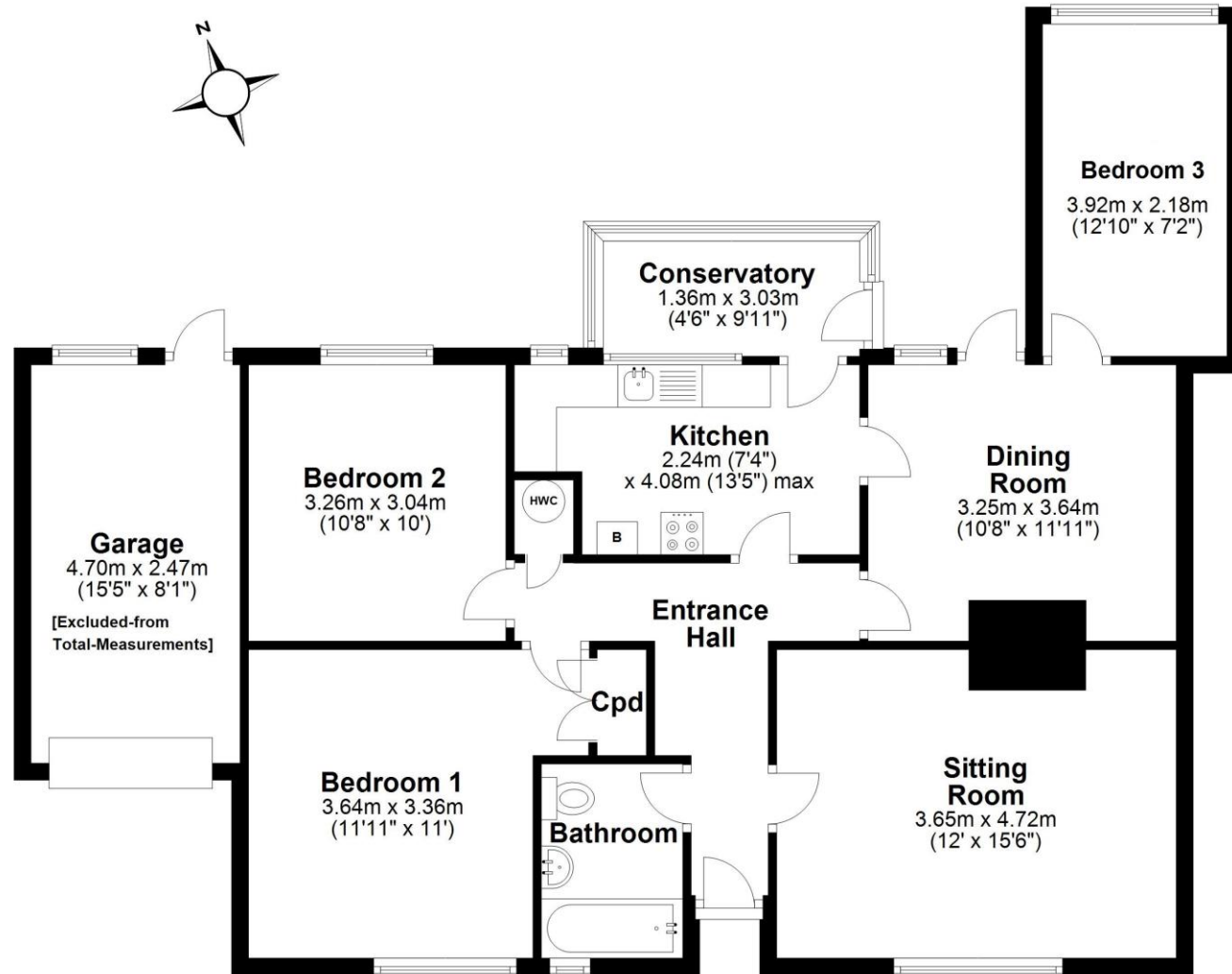
Council Tax

E



Floor Plan

Approx. 89.0 sq. metres (958.4 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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