



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



27 Winstanley Road, Saffron Walden, CB11 3EQ

An attractive, semi-detached, 3-bedroom house offering generous and light accommodation ideally located for Saffron Walden town centre.

Guide Price £495,000

- Three double bedrooms
- Family bathroom on the first floor and shower room on the second floor
- Detached studio/workshop with light and power
- Off road parking for three vehicles
- EPC: C



ACCOMMODATION

A well-appointed, semi-detached family house situated in a popular residential location, constructed in 1965 of brick and block with part-rendered elevations under a tiled roof. The property has been extended to the upper floor, providing well presented, spacious and versatile accommodation. Windows and french doors are fitted with wooden, venetian blinds/shutters. There is a large driveway to the front and side and a useful detached workshop. In detail the accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL

A light and airy entrance hall with stairs rising to first floor and doors leading to;

SITTING ROOM

The light and airy sitting room has a feature fireplace with mantle over. Built in storage and shelving, radiator and large window to front aspect.

KITCHEN

A recently fitted kitchen with a range of matching eye and base level units with complimentary work surfaces over and butler sink with a water softener built in. Integrated appliances include induction hob, fridge/freezer, electric oven and additional freezer. There is space and plumbing for a washing machine. There is also the added benefit of a good size pantry. A door providing side access and window to rear aspect.

DINING ROOM

A good size room with french doors leading to rear garden and radiator.

ON THE FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

A double bedroom with built in wardrobes, radiator and window to front aspect.

BEDROOM 2

A double bedroom with built in wardrobes, radiator and window to rear aspect.

FAMILY BATHROOM

A three-piece suite comprising of a panelled bath with shower over, low level W.C, wash hand basin and heated towel rail

SECOND FLOOR

BEDROOM 3

A dual aspect, double bedroom with Velux windows, window to rear aspect and access to eaves storage.

SHOWER ROOM

Comprising of shower cubicle, WC and hand wash basin.

OUTSIDE

A large driveway provides parking for 3-4 vehicles with a gate leading to an inner terrace and entrance to the garden. Situated within the rear garden is a studio/workshop/office, with power and light connected and roof lights. The rear garden is well maintained and screened, with a large terrace and greenhouse, principally laid to lawn with mature trees and shrub planting.

LOCATION

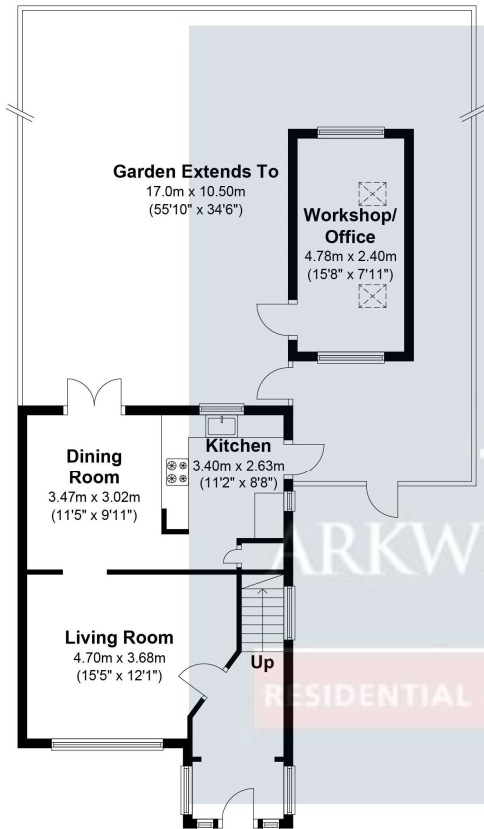
Winstanley Road is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area including RA Butler, St Thomas Moore and Saffron Walden County High School which is now an academy school. For the commuter, Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 14 miles and Cambridge within 15 miles to the north.

SERVICES

All mains' services are connected. Gas central heating via a combi boiler fitted around 2 years ago.

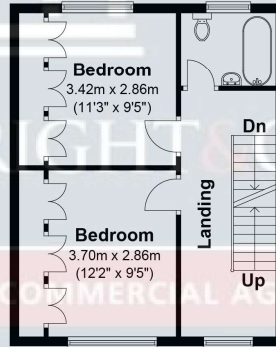
Ground Floor

Approx. 56.90 sq. metres (612.46 sq. feet)



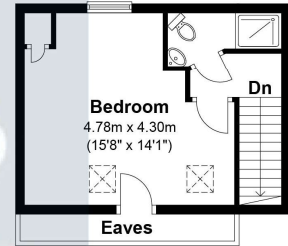
First Floor

Approx. 41.70 sq. metres (448.86 sq. feet)



Second Floor

Approx. 24.70 sq. metres (265.87 sq. feet)



Total area: approx. 123.30 sq. metres (1327.19 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council