



The Arches , Hilltop Lane,
Saffron Walden, CB11 4AS

A three-bedroom, detached bungalow with well-proportioned living accommodation with driveway & garage in this sought-after town location.

Guide Price £450,000

- Three-bedroom, detached property
- Scope to modernise
- Off street parking & garage
- Front & rear gardens
- No upward chain
- EPC: D



ACCOMMODATION

A well-appointed, three-bedroom bungalow situated in a popular residential location. The property offers bright and spacious living accommodation, a secluded rear garden and off-street parking. In details the property comprises;

ENTRANCE HALL

Light and airy entrance hall with radiator and doors leading to;

KITCHEN

Fitted with a range of base and eye level units with worktop space over, and sink unit incorporated. Integrated appliances include built-in neff oven and gas hob with extractor fan over. Space and plumbing for fridge, freezer, washing machine and dishwasher. Windows to the rear and side aspect and door which provides access to the rear garden.

SITTING ROOM

A good size room with large window to front aspect, two radiators and gas fire with mantle over.

BEDROOM 1

A double bedroom with a range of fitted wardrobes, radiator and window to rear aspect.

BEDROOM 2

A double bedroom with radiator and window to the front aspect.

BEDROOM 3

A double bedroom with radiator and window to the rear aspect.

BATHROOM

Three-piece suite comprising double shower cubicle, WC and vanity wash basin.

CLOAKROOM

Comprising WC and hand wash basin.

OUTSIDE

To the front of the property is a driveway providing off road parking for 2 cars and a gate leads to the front garden mainly laid to lawn with shrub borders. There is access to the single garage with up and over door. The private rear garden a large patio area, ideal for al fresco dining.

LOCATION

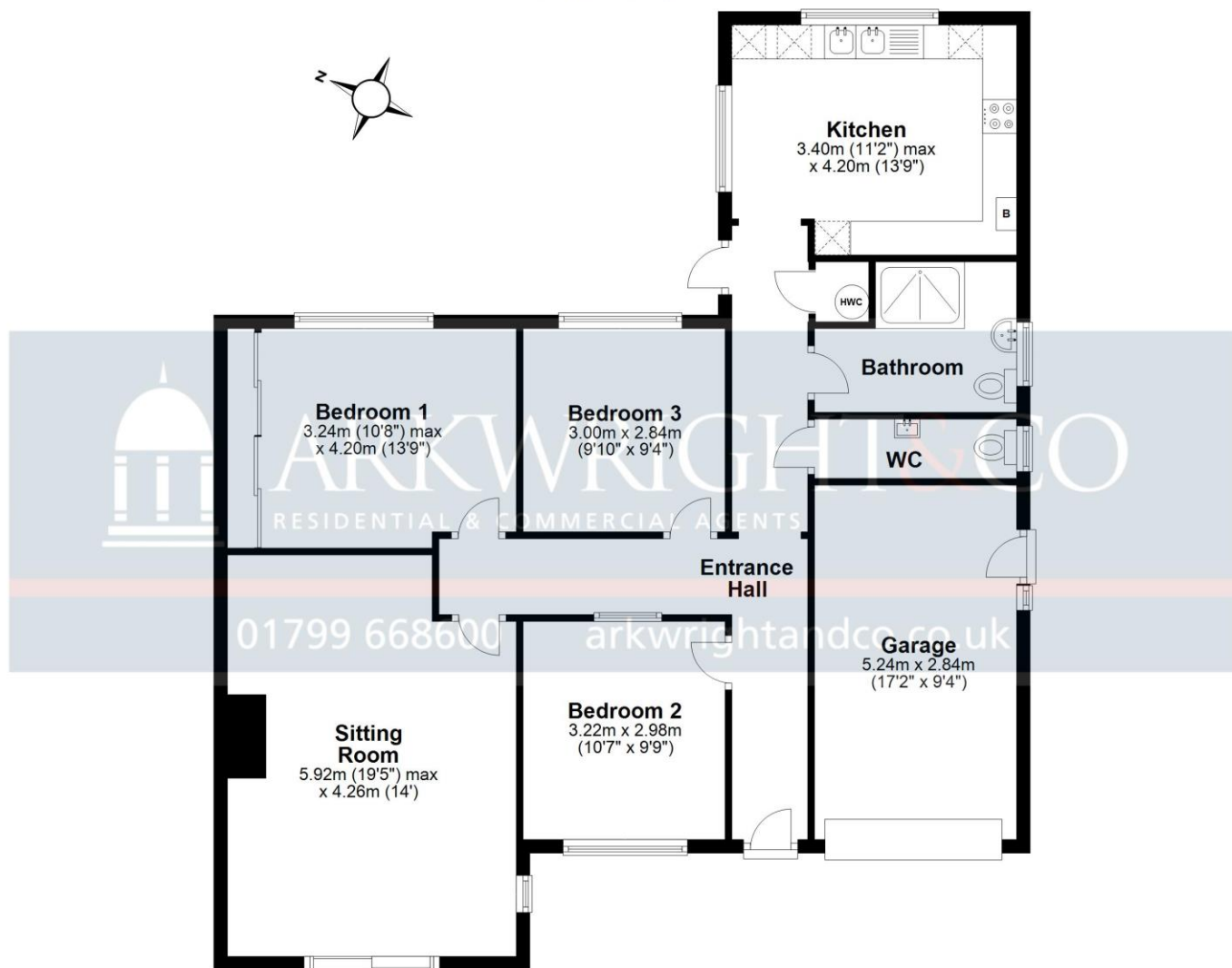
Hilltop Lane is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There 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.

Floor Plan

Main area: approx. 101.9 sq. metres (1096.7 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.2 sq. feet)



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Floor plan for guidance only
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

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