



37 Farmadine, Saffron Walden
CB11 3HR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

37 Farmadine

Saffron Walden | Essex | CB11 3HR

Guide Price £899,000

- 4 Double bedrooms with a family bathroom and separate shower room
- A good size, corner plot off street parking & storeroom
- Stunning kitchen/dining room with floor to ceiling sliding doors
- Superb, town centre location
- Separate utility room, study and living room
- Offered with no upward chain
- Large, private rear garden
- EPC:C

The Property

A rarely available spacious and individual 4-bedroom detached family home that has been extensively renovated by previous owners to provide modern light and airy living accommodation with a excellent degree of flexibility.

The Setting

Farmadine is ideally located, in the heart of Saffron Walden, a thriving market town with a good range of local shops, coffee shops, restaurants and a twice weekly market. Audley End station is within 2 miles with an easy cycle route and provides a regular service to London's Liverpool Street station (in just under an hour). Alternatively, the M11 can be accessed at Junction 8, Bishop Stortford or at Junction 9, Great Chesterford. Stansted Airport is within 19 miles and for more extensive shopping and schooling facilities, the university city of Cambridge is within 15 miles.

The Accommodation

This superb four-bedroom home has been recently extended by the current owners and offers fantastic and flexible living accommodation set over 2 floors. The house further benefits from a beautiful, recently landscaped, secluded garden surrounded by mature trees and part of the River Slade. The ground floor accommodation includes a spacious entrance hall with stairs rising to the first floor and doors leading to the living space. To the rear of the house is an





impressive kitchen/family/dining room with under floor heating and glazed windows and large sliding doors leading out to the secluded garden. The kitchen is fitted with a range of base and eye level units with work surface over incorporating a sink and a rangemaster oven with gas hob and extractor over. There is space and plumbing for an American style fridge freezer and dishwasher. The utility room is also fitted with units and has space and plumbing for a washing machine and tumble dryer. In addition to this fantastic space there is a separate living room with large window to the front aspect and has a fireplace with inset log burner. There is also a separate study and shower room.

On the first floor is a bright landing with vaulted ceiling and 2 Velux windows flooding the space with natural light and door to airing cupboard with new plumbing system hot water tank. There are 4 double bedrooms with large windows and a spacious family bathroom fitted with a large double shower enclosure, bath, low level wc and wash hand basin. The large loft is accessed via a hatch in bedroom 2.



Outside

The house is set in a tucked away position sitting behind a gravelled driveway with parking for 2 cars and gives access to the storeroom and side gate leading to the rear garden. The garden is a tranquil space surrounded by mature trees creating a secluded and private garden. There is a deck area leading from the family room perfect for alfresco entertaining with steps leading to the lawned area. There is a timber cabin and storage shed.

Services

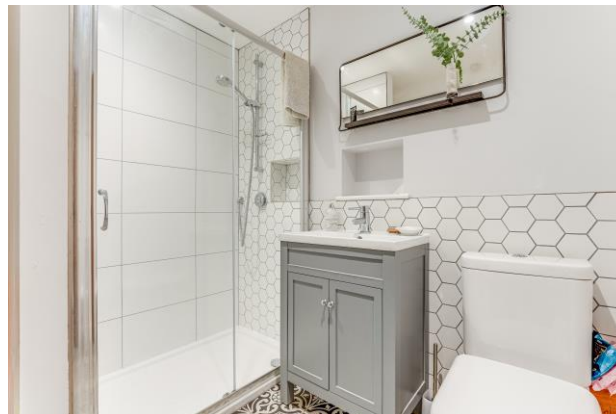
All mains services are connected.

Local Authority

Uttlesford District Council

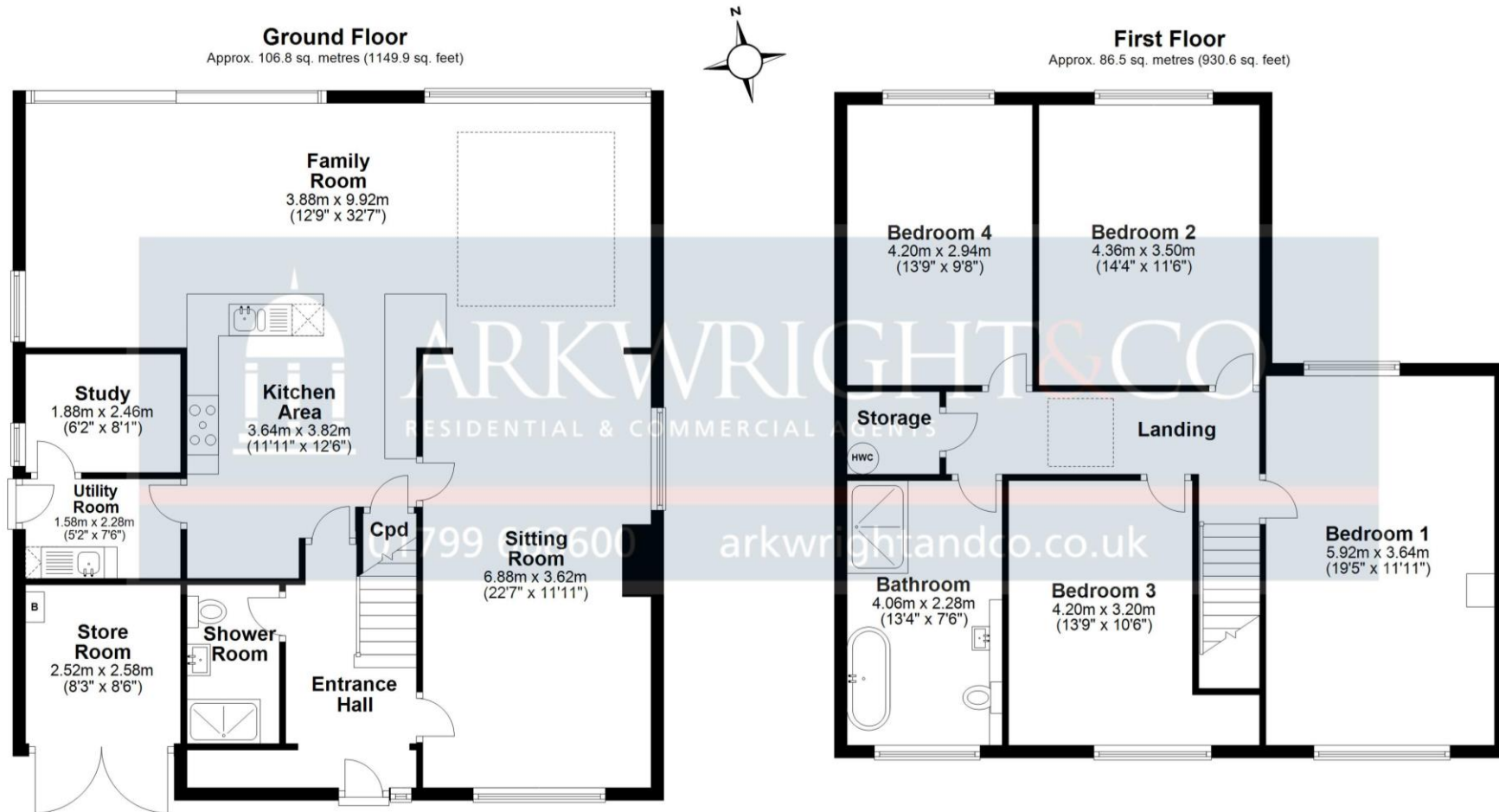
Council Tax

F









Total area: approx. 193.3 sq. metres (2080.6 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS