



7 Campling Street, Saffron Walden  
CB10 2PT

 **ARKWRIGHT&CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 7 Campling Street

Saffron Walden | Essex | CB10 2PT

Offers In Excess Of £500,000

- Immaculately presented, 4-bedroom, 3-bathroom modern townhouse
- Accommodation over 3 floors
- Principal bedroom & bedroom 2 include ensuite shower rooms
- Good size rear garden
- Off road parking & detached garage
- Exclusive development on the outskirts of town
- NHBC Warranty, 7 years remaining
- EPC: B
- Council Tax Band: E
- Offered with no upward chain

## The Property

A beautifully presented and well-proportioned 4-bedroom townhouse offering versatile living accommodation over 3 floors. The property further benefits from a rear garden, off street parking and a detached garage, offered with no upward chain.

## The Setting

Ideally situated on the outskirts of the historic town of Saffron Walden. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular High Street retailers, including Waitrose and a twice weekly thriving market. The town and leisure facilities include an 18-hole golf course, cinema, and an 800-seat concert hall and the beautiful Bridge End Gardens. The town is conveniently situated, with Audley End Station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8, Bishops Stortford, Stansted Airport is within 19 miles and the University City of Cambridge is within 15 miles to the north.

## The Accommodation

In detail, the property comprises on the ground floor of a large entrance hall where stairs rise to the first floor, with built in storage underneath, cloakroom, and doors leading to the adjoining rooms. A wonderful, spacious sitting room filled with lots of natural light from the french doors which lead to the rear garden. From the entrance hall is a door to the good size kitchen, with a range of matching eye and base level units, worksurface over and inset sink. There is a window to front aspect and integrated appliances include electric oven, gas hob with extractor fan over, dishwasher, fridge and freezer. There is space and plumbing for a washing machine.





The first-floor landing has doors leading to the three bedrooms and family bathroom, there are also stairs rising to the second floor. Bedroom 2 is a good size double with large window to rear aspect and ensuite shower room with W.C, wash hand basin and shower enclosure. Bedroom 3 is a double bedroom with window to front aspect and bedroom 4 is a good size room with window to front aspect, both are currently utilized as study/work space. The family bathroom comprises panelled bath, W.C and wash hand basin.

The second floor has a large, principal bedroom with window to the front aspect and door leading to the en suite shower room. Comprising of a shower cubicle, W.C, hand wash basin and Velux window.

#### Outside

To the front on the property is a small area filled with a variety of plants and shrubs. To the side of the property there is a driveway providing off-street parking for two vehicles. The driveway leads to the detached single garage and side



access to the rear of the property, where there is a good-sized enclosed garden, which is laid mainly to lawn with a paved patio area, perfect for Al Fresco. The garage has an up and over door with power and lighting connected.

#### Services

All mains services are connected.

#### Local Authority

Uttlesford District Council

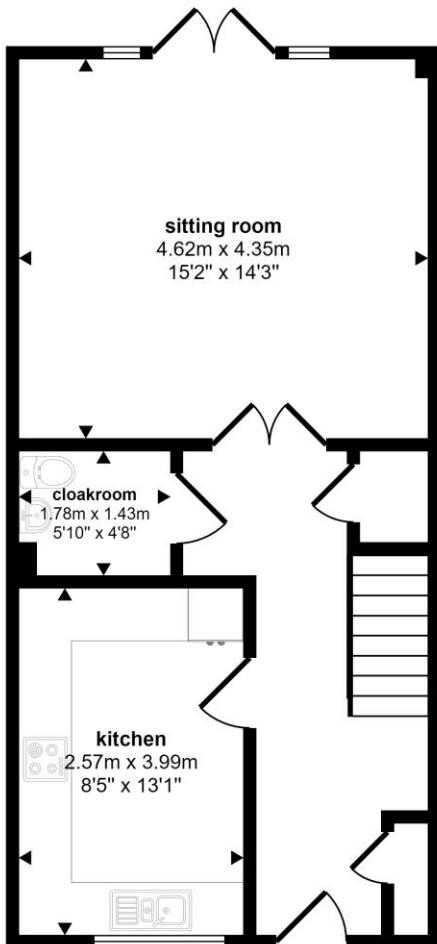
#### Council Tax

E

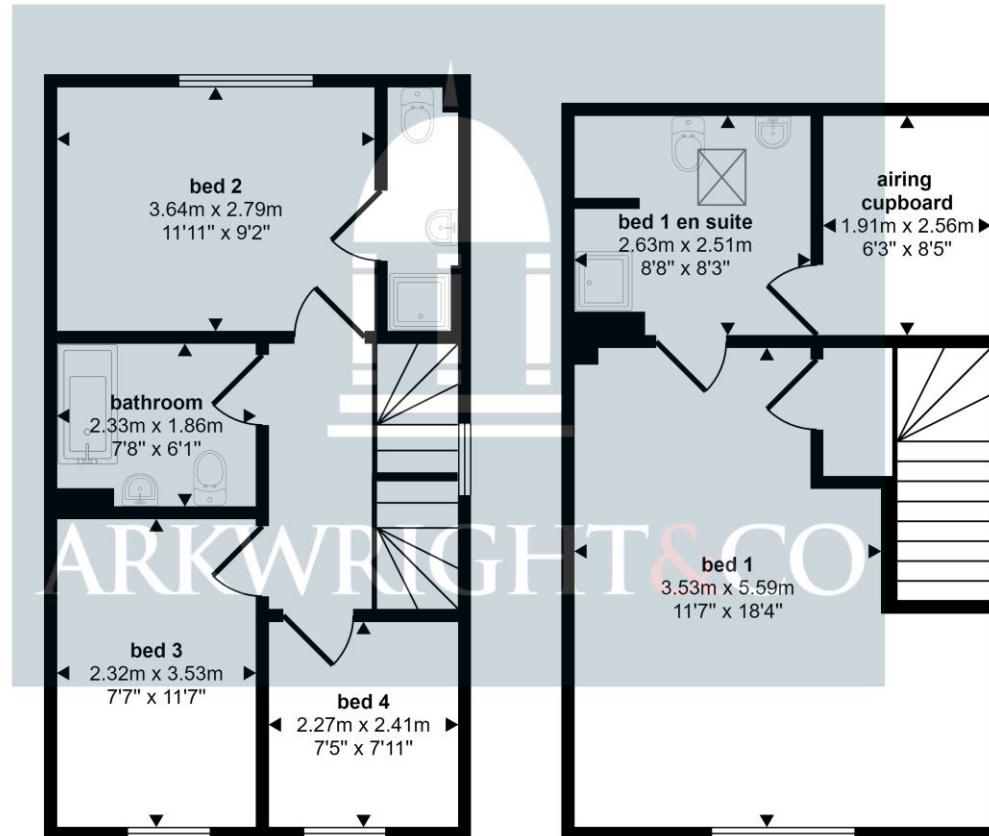




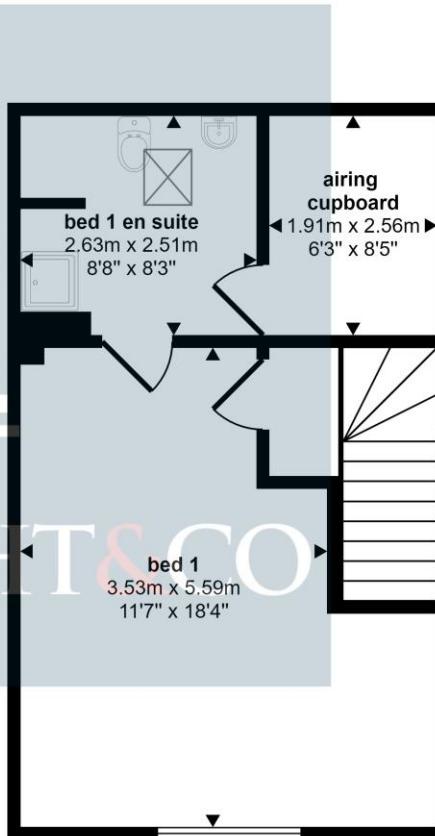
Approx Gross Internal Area  
146 sq m / 1577 sq ft



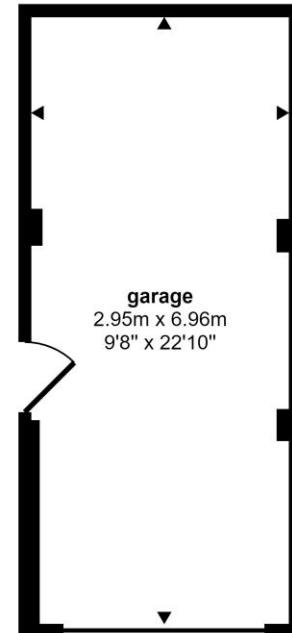
Ground Floor  
Approx 47 sq m / 503 sq ft



First Floor  
Approx 40 sq m / 435 sq ft



Second Floor  
Approx 39 sq m / 417 sq ft



Garage  
Approx 21 sq m / 221 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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