



7 London Road, Saffron Walden
CB11 4ED



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

7 London Road

Saffron Walden | Essex | CB11 4ED

Guide Price £1,375,000

- 4 Bedrooms, 3 bathrooms across three floors
- Grade II listed property with original features throughout
- Lovingly maintained by the current owners
- A generous plot with ample off-road parking and detached garage
- Mature & private south facing rear garden
- Ideally located in the heart of town and short walk from the high street
- Walking distance to The County High School
- Ease of access to Audley Train Station
- Available with no upward chain
- Viewing highly recommended

The Property

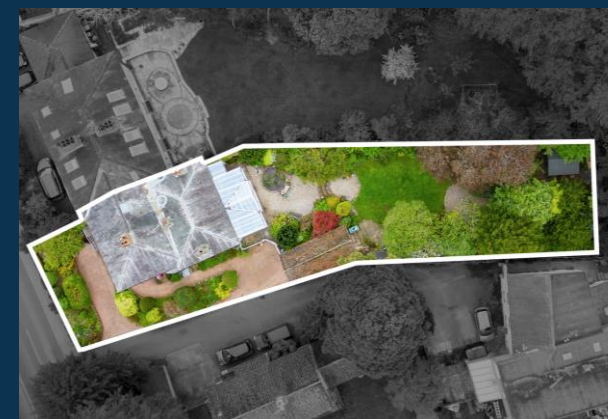
An impressive and substantial, Grade II listed, 4-bedroom family home which provides beautifully presented accommodation over three floors, sitting on a generous plot and ideally located in the heart of Saffron Walden.

The Setting

London Road is conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The property is ideally situated for Saffron Walden County High as well as other local schooling. 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 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

This wonderful family home provides beautiful and characterful living accommodation, typical of a property from its era, with the accommodation spread over three floors and extending to approximately 2764 square feet. The property benefits from high ceilings throughout and extremely well-proportioned rooms, to provide a superb family living space with wonderful versatility.





In detail, the accommodation comprises on the ground floor of a large entrance hall with stairs rising to the first floor and a glazed door to the rear providing access to the rear garden. Leading off the entrance hall is a cloakroom with WC and wash hand basin, a dining room with bay window to the side aspect and a door leading through to a study sitting to the front of the property with a range of built in bookshelves and attractive stained-glass windows.

To the rear of the ground floor is the stunning sitting room, with wonderful high ceilings, original fireplace with log burning stove inset and attractive coving a traditional picture rail. Glazed doors open through to the large and impressive, timber framed, Amdega sunroom, built to an extremely high quality, providing a wonderful entertaining space particularly in the summer months with double, French doors leading out to the rear garden.

Leading off the entrance hall, stairs provide access to the basement where the superb kitchen/breakfast room is with attractive tiled flooring and windows to the front and side aspects. The kitchen is fitted with a matching range of base and eye level units with work surface over, incorporating a sink and drainer unit and gas 4 four ring hob. In addition, a



useful, walk in pantry which spans under the stairs. There is a utility/boot room accessed from the kitchen, which is fitted with a further range of base units with space and plumbing for a washing machine and tumble dryer. A glazed door provides access out to the front of the property and the front driveway. Bedroom 4 is a double bedroom with window to side aspect, exposed brick wall and ensuite shower room.

On the first floor the property benefits from three double bedrooms including a principal bedroom suite with dressing area and en suite shower. There is also a 4-piece, family bathroom with all rooms set off a spacious split-level landing, with useful book shelving, filled with natural light from the attractive, dome skylight.

Outside

To the front of the property is paved driveway providing off road parking for a couple vehicles. There is a selection of raised beds with a variety of shrubs and bushes, and steps lead up to the front entrance.

There is a side driveway providing additional off-road parking, as well as access to a detached garage.

The beautiful, south facing, mature rear garden is laid mainly to lawn with a variety of trees, shrubs and bushes, well stocked flower beds and a pond. To the rear is a large shed and additional wood store.

Services

All main services are connected.

Local Authority

Uttlesford District Council

Council Tax Band

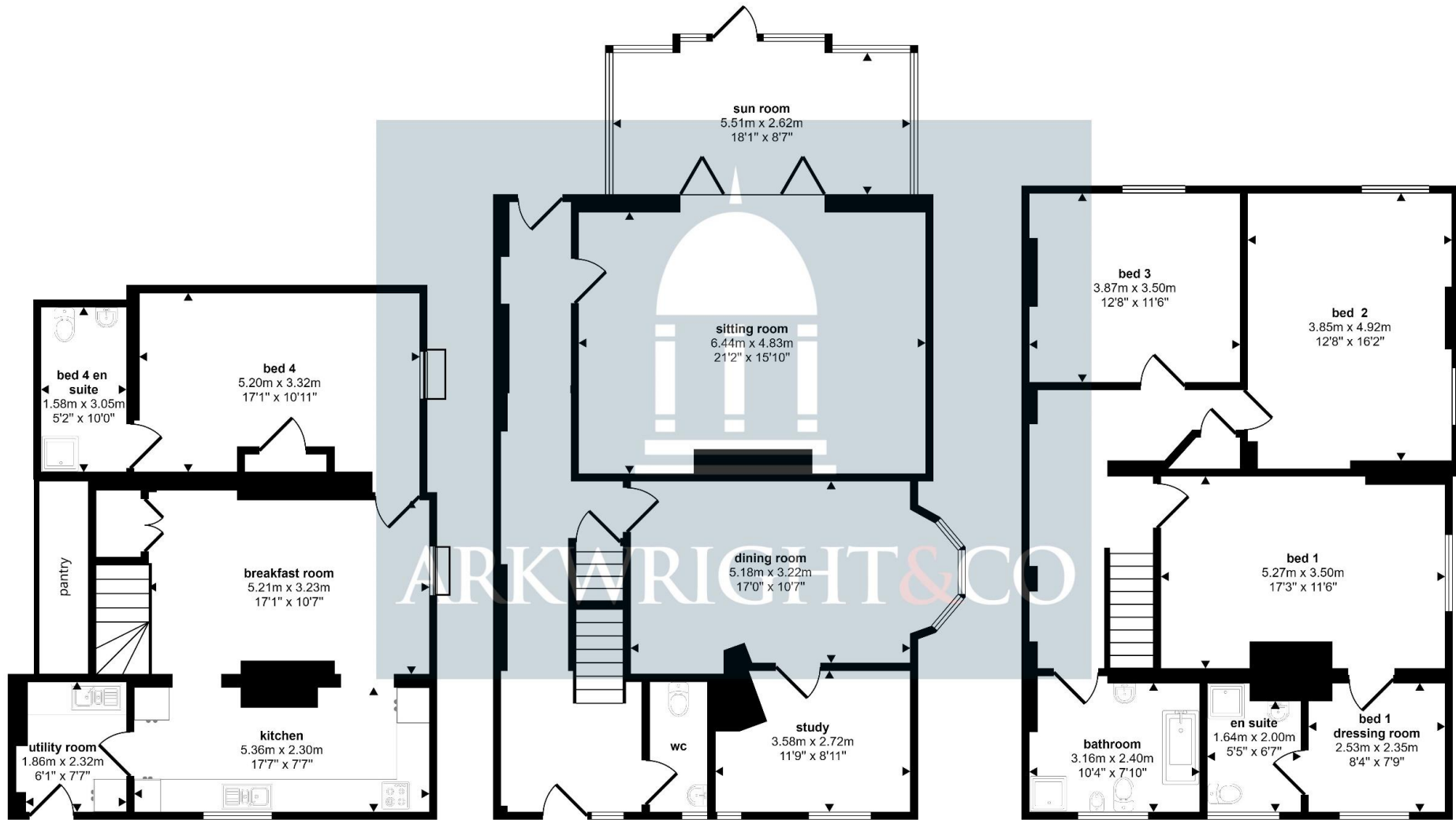
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Approx Gross Internal Area
257 sq m / 2764 sq ft



Lower Ground Floor
Approx 64 sq m / 694 sq ft

Ground Floor
Approx 104 sq m / 1120 sq ft

First Floor
Approx 88 sq m / 950 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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