



36 Mill Lane, Saffron Walden  
CB10 2AS



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 36 Mill Lane

Saffron Walden | Essex | CB10 2AS

Guide Price £375,000

- Development Opportunity
- Extension potential subject to necessary consents
- Detached Property
- No onward chain
- 0.5 miles from the market square
- Approximately 0.11 of an acre
- EPC: E
- Council Tax Band: C

## The Property

The accommodation as it stands offers two reception rooms, kitchen and WC. on the ground floor. The first floor offers two bedrooms, and a further room which has been divided into a box room and shower room.

## Location

The property is located within a short distance of the town centre on a quiet no through road. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

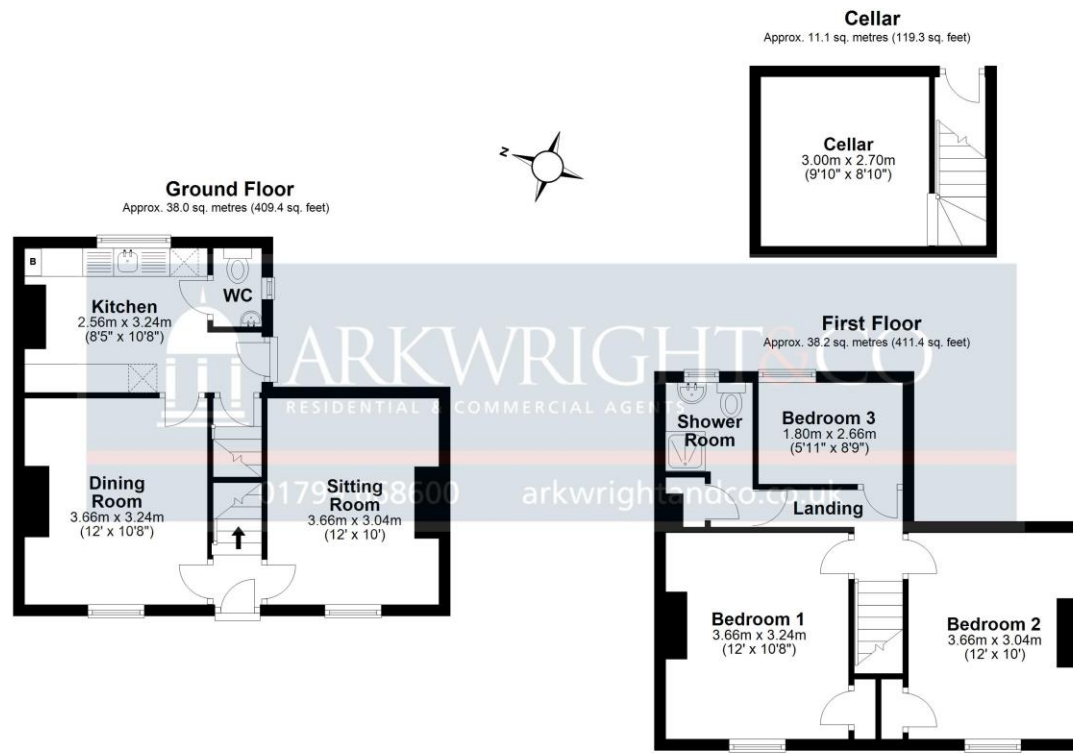
## Services

We believe water, electricity and gas is available, but purchasers should satisfy themselves to the adequacy and availability.

## Local Authority

Uttlesford District Council





Total area: approx. 87.3 sq. metres (940.1 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.



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