



54A Castle Street, Saffron Walden
CB10 1BJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

54A Castle Street

Saffron Walden | Essex | CB10 1BJ

Guide Price £465,000

- Superb, three-bedroom property recently renovated by the current owner
- Grade II listed, period property with character features
- Scope to extend. Sold with planning permission ref UTT/22/0363/HHF
- Large, open plan kitchen/dining room
- Beautiful, refitted bathroom suite
- Double garage providing off road parking
- West facing, walled, courtyard garden
- Ideally situated in the heart of Saffron Walden
- Offered with no upward chain
- Council Tax Band: C

The Property

A 3-bedroom, Grade II Listed, period cottage with a double garage on one of the most picturesque and popular streets in the town. The property has been lovingly refurbished in recent times whilst also managing to retain its original character and charm and is offered with no upward chain.

The Setting

The property is located in the desirable Castle Street close to the town centre. 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.

The Accommodation

A charming, Grade II listed, 3-bedroom period property, located in the very heart of Saffron Walden. The property, with its own attractive private walled garden has been lovingly refurbished by the current owner, to the highest standard. The property now provides a light and airy modern living space, whilst also managing to retain a delightful cottage charm. The accommodation comprises of a large open plan kitchen/living room with window overlooking the courtyard





garden. Integrated appliances include gas hob with extractor fan and electric oven. Space and plumbing for fridge and dishwasher. Exposed beams, brick and open fireplaces are all features of the property. The lounge is a good size and benefits from alcove shelving and door leading to the hallway which provides access to the property and cellar.

The first-floor landing provides access to two bedrooms and superb family bathroom. Bedroom one is a double room with two windows to front aspect and built in storage. Bedroom two is a good size room with window to front aspect. A newly fitted family bathroom comprises, enclosed bath, walk in shower, W.C, wash hand basin and heated towel rail. On the second floor is bedroom three, a double bedroom with Velux window, fitted shelving and access to the loft.

Outside

There is a shared drive, with an electric gate, leading to the double garage with up-and-over door, light and power, loft storage area and door to the courtyard garden. The charming, mainly a walled garden contains raised flower beds, outside lavatory and outside tap.



Services

All mains services are connected.

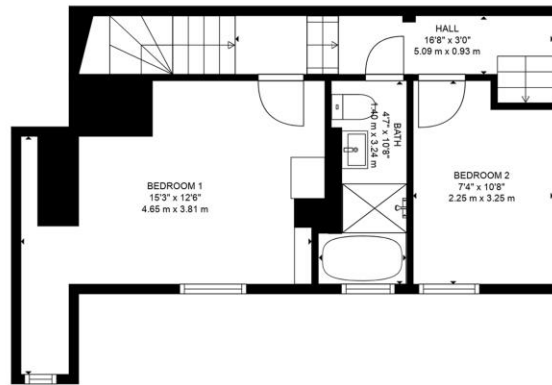
Local Authority

Uttlesford District Council

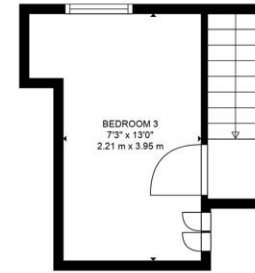
Council Tax

C

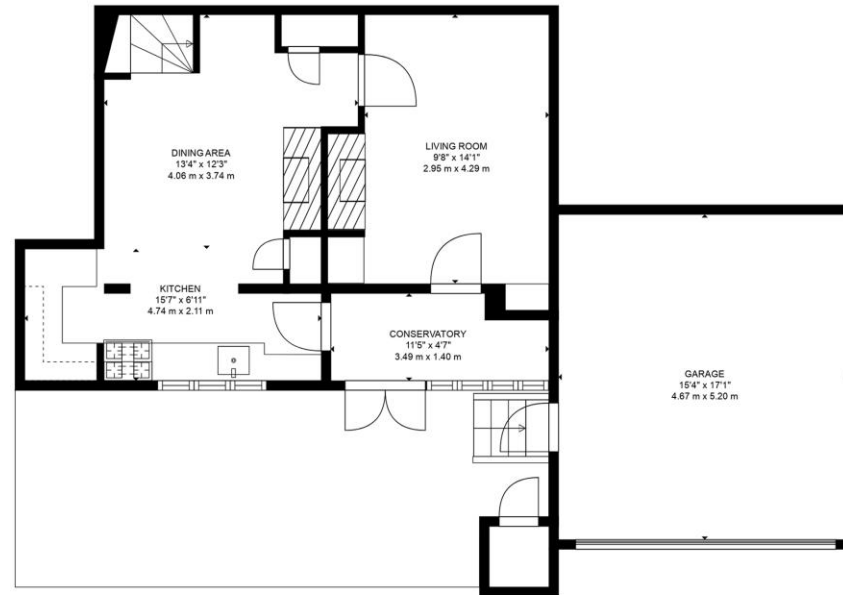




FLOOR 2



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 430 sq. ft, 40 m², FLOOR 2: 386 sq. ft, 36 m²
 FLOOR 3: 132 sq. ft, 12 m², EXCLUDED AREAS:
 CONSERVATORY: 48 sq. ft, 4 m², GARAGE: 262 sq. ft, 24 m²
 TOTAL: 948 sq. ft, 88 m²



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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01799 668600

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



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