



17 Farmadine, Saffron Walden  
CB11 3HR



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 17 Farmadine

Saffron Walden | Essex | CB11 3HR

Guide Price £865,000

- A well-appointed, four bedroom, detached family home
- Family bathroom and separate shower room
- Superb plot with ample off-road parking, garage and mature enclosed garden
- Desirable location, ideally situated close to the heart of town
- Within walking distance of the highly regarded local schooling
- EPC: D
- Council Tax Band: F

## The Property

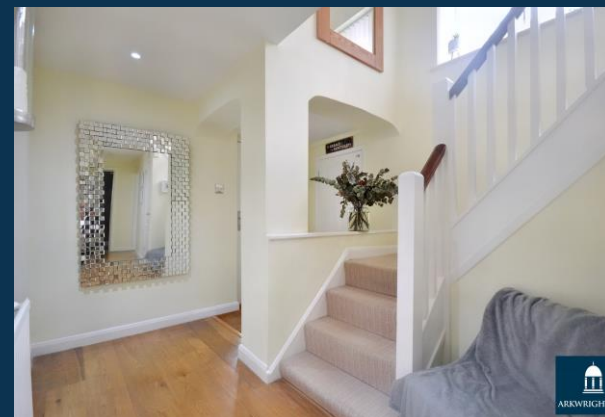
A spacious and extended, four-bedroom, detached family home situated in a central location within close proximity to amenities. The property offers bright and well-proportioned accommodation, together with ample off-street parking, garage and a secluded rear garden.

## The Setting

Farmadine is ideally situated within easy reach of Saffron Walden 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

The property offers well-appointed living accommodation which has been well maintained by the current owners. On the ground floor, the property offers a great degree of flexibility, the entrance hall is a light and airy space with radiator,





stairs rising to the first floor and under stair storage. A large, dual aspect reception room is filled with natural light and double doors which lead to the superb kitchen. The sitting room also benefits from a feature inset log burner.

The kitchen is fitted with a matching range of eye and base level units with complementary worktop over and inset sink unit. Integrated appliances include dishwasher, electric hob with extractor hood over and double oven. The kitchen also provides a walk-in pantry. The dining room is a good size with double, sliding doors which leads to the conservatory, with superb views to the rear garden and door leading to the patio.

The ground floor is completed by shower room comprising shower cubicle, WC and wash hand basin. The landing provides loft access, built in storage cupboard and has doors leading to the four bedrooms and family bathroom. The main bedroom is a good size double with fitted wardrobes and dual aspect windows. Bedroom 2 is a double bedroom also with fitted wardrobes and window to front aspect. The 3<sup>rd</sup> bedroom is a double bedroom with window to the side



aspect. Bedroom 4 is a generous size with window to rear aspect. The family bathroom comprises of panelled bath with shower attachment over, vanity unit with wash hand basin and W.C.

### Outside

There is an attractive front garden, laid mainly to lawn with a driveway providing off street parking for multiple vehicles. There is access to the garage with power and light. The rear garden is a particular feature, which is laid mainly to lawn with mature trees as well as a large patio area, ideal for al fresco dining. The property also benefits from both electric and water points to the front and rear of the property.



Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

F





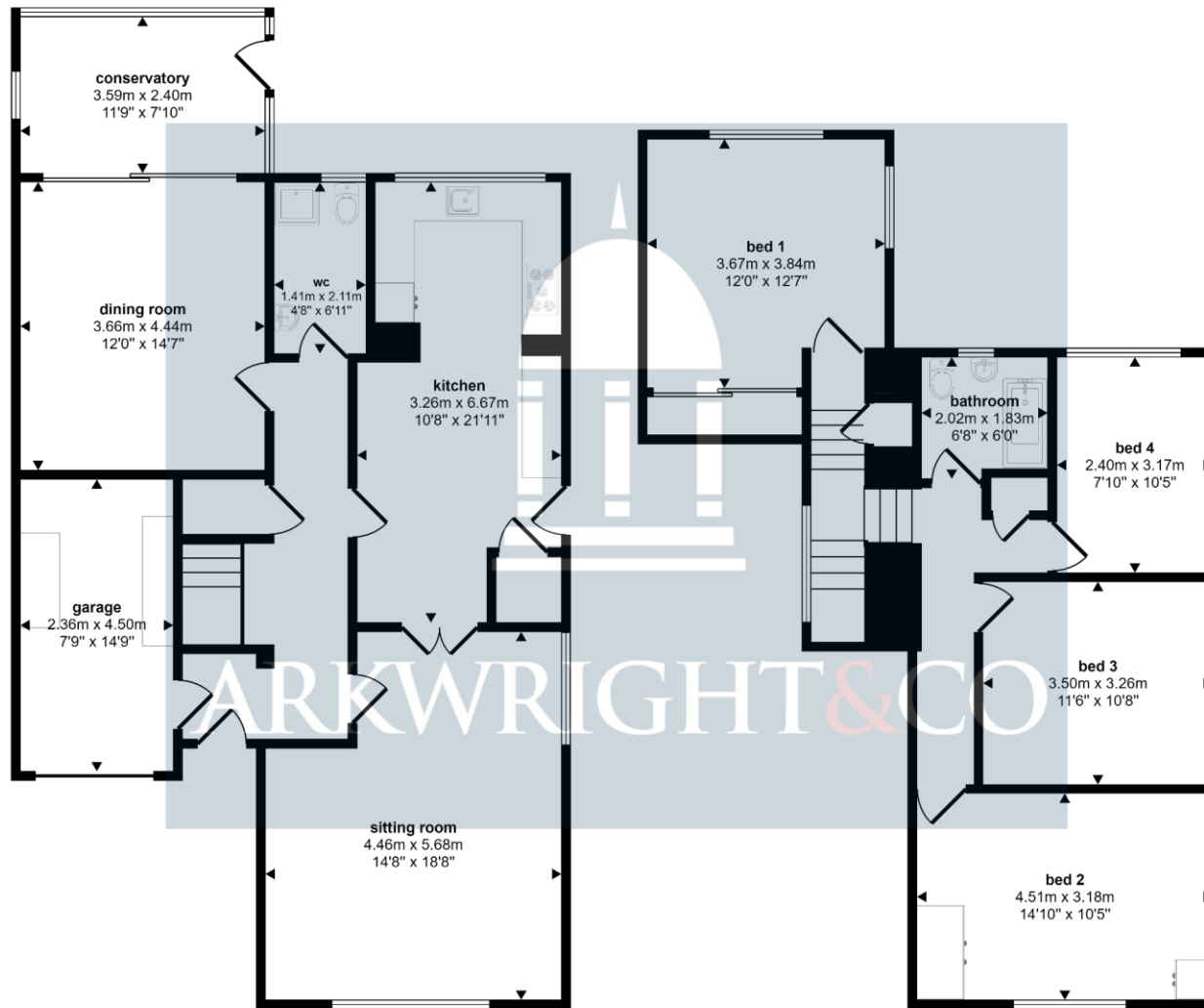








Approx Gross Internal Area  
165 sq m / 1776 sq ft



Ground Floor  
Approx 97 sq m / 1048 sq ft

First Floor  
Approx 68 sq m / 728 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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