



6 Longhedges, Saffron Walden
CB11 3HN



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Longhedges

Saffron Walden | Essex | CB11 3HN

Guide Price £895,000

- A well-appointed four/five-bedroom detached home with accommodation extending to 2200 sqft
- Principal bedroom with ensuite wet room
- Three reception rooms and large kitchen/diner
- Quiet location on no through road
- Detached garage and off-road parking
- Desirable town centre location a short walk from a Waitrose supermarket and local schools
- Offered with no upward chain
- EPC: D

The Property

A detached, four/five-bedroom, rarely available property with spacious and versatile living accommodation. Ideally located just a short walk from the town centre and local schooling, benefiting from detached single garage, off parking and gardens. Offered with no upward chain.

The Setting

Longhedges 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

In detail, the property comprises of an entrance hall with stairs rising to the first floor, storage cupboard and doors to adjoining rooms. An opening leads to the triple aspect, open plan kitchen/diner fitted with a matching range of eye and base level units with work surface over. Integrated appliances include Neff electric hob with extractor fan over and Neff





electric oven. Space and plumbing for dishwasher and fridge/freezer and utility cupboard. A central island/breakfast bar has a sink unit incorporated and provides additional preparation space. A personal door provides access to the rear garden and a staircase provides independent access to bedroom one. The living room benefits from a large amount of natural light from two windows to front aspect and feature electric fire. A door leads to the garden room which benefits from windows and door to rear garden and could also be utilised as bedroom five. A further door leads from the living room to the dual aspect study. The ground floor is completed by a bathroom, with bath, W.C, hand basin and two storage cupboards.

The first-floor landing provides access to three bedrooms, bedroom two is a dual aspect, double bedroom with multiple storage cupboards. An ensuite shower room comprises shower enclosure, W.C and wash hand basin. Bedroom three has window to front aspect and eaves storage. Bedroom four has a window to rear aspect and storage cupboard.

Bedroom one can be accessed via an independent staircase from the kitchen or via bedroom two. This spacious dual aspect suite benefits from a large ensuite wet room with W.C, wash hand basin and under floor heating.



Outside

To the front of the property is a block paved area providing off road parking, there is a small, gravelled area with mature trees and shrub borders. To the side of the property is an additional garden, paved area providing additional off street parking access to the single garage with light, power, up and over door.

A gate leads to the good size rear garden which is laid mainly to lawn with established shrub borders. In addition, an external store cupboard, water softener, a timber summerhouse which sits in one corner and a patio area provides an ideal space for al fresco dining.

Services

All mains services are connected

Local Authority

Uttlesford District Council

Council Tax

F







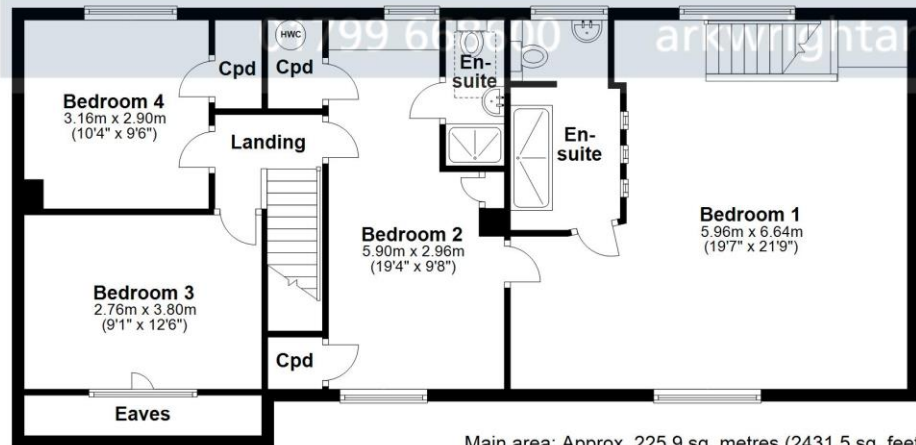
Ground Floor

Main area: approx. 117.4 sq. metres (1263.9 sq. feet)
 Plus external store, approx. 1.6 sq. metres (16.9 sq. feet)



First Floor

Main area: approx. 90.2 sq. metres (970.7 sq. feet)
 Plus eaves, approx. 2.7 sq. metres (29.0 sq. feet)



Main area: Approx. 225.9 sq. metres (2431.5 sq. feet)

Plus eaves, approx. 2.7 sq. metres (29.0 sq. feet)
 Plus external store, approx. 1.6 sq. metres (16.9 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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