



38 Summerhill Road

Saffron Walden





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Saffron Walden, Essex

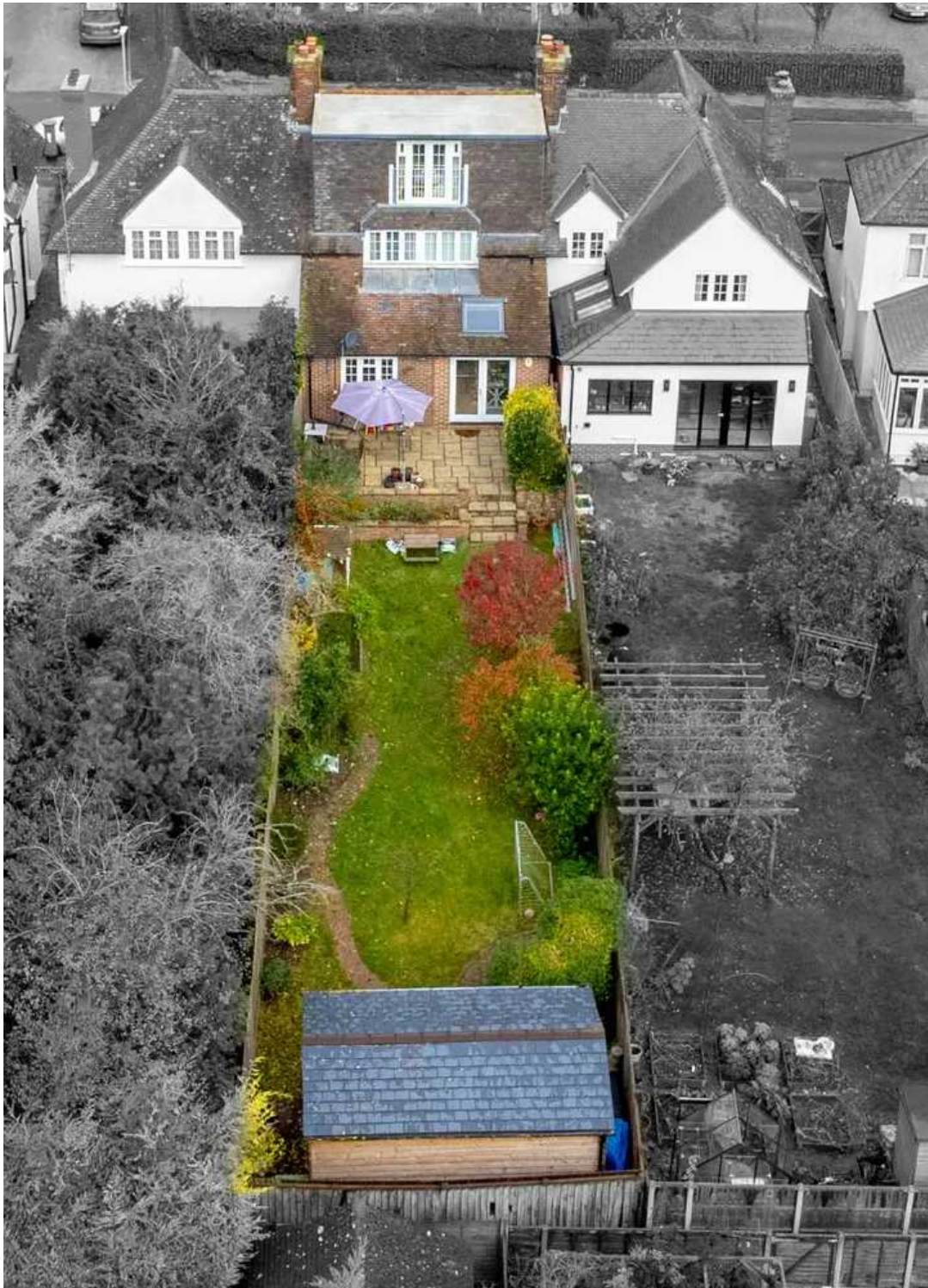
Nestled in the desirable town of Saffron Walden, this 1930s-period home offers an exquisite blend of timeless character and modern amenities. Perfect for growing families seeking a harmonious living environment, this mid-terrace family home boasts three spacious double bedrooms, ensuring an abundance of living space for all.

An impressive open-plan kitchen/dining room that harmoniously unites culinary artistry with social gatherings. Expertly designed, the kitchen is adorned with sleek contemporary fittings, high-quality appliances, and ample storage, making it a dream venue for passionate chefs or busy parents alike.

The living room, an inviting sanctuary bathed in natural light, borrowed from the opening of the extended dining area via a skylight and French doors, is an exceptional space for entertaining or unwinding after a long day in front of the log burner. The property also features a snug/playroom, offering flexible usage to suit the diverse needs of your busy family.

With the family's comfort always taken into consideration, this remarkable property is complete with a family bathroom and an en-suite shower room, designed to provide unparalleled luxury. Offering ultimate convenience, a downstairs cloakroom is also present to cater to the demands of modern family living.





A true jewel in the crown, this elegant home is encompassed by a stunning rear garden, providing a tranquil escape from the hustle and bustle of everyday life. Stretching an impressive 90 feet in length, this outdoor paradise is your personal oasis, perfectly suited for alfresco dining, children's playtime, or simply enjoying the fresh air. For those seeking a private workspace, a garden office and store further enhance the appeal of this extraordinary home.

A location steeped in educational prestige, this impeccable property lies within the catchment of the renowned Saffron Walden County High School, ensuring your children receive a top-tier education.

Commute with ease from this idyllic haven, as the property is conveniently positioned just a 2.3 mile drive from Audley End Train Station. With direct connections to London Liverpool Street and Cambridge, the possibilities for work and leisure become boundless.

**Agents Note:**

Tenure: Freehold

EPC Band D

Uttlesford District Council - Council Tax Band C - £1,883.38pa

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



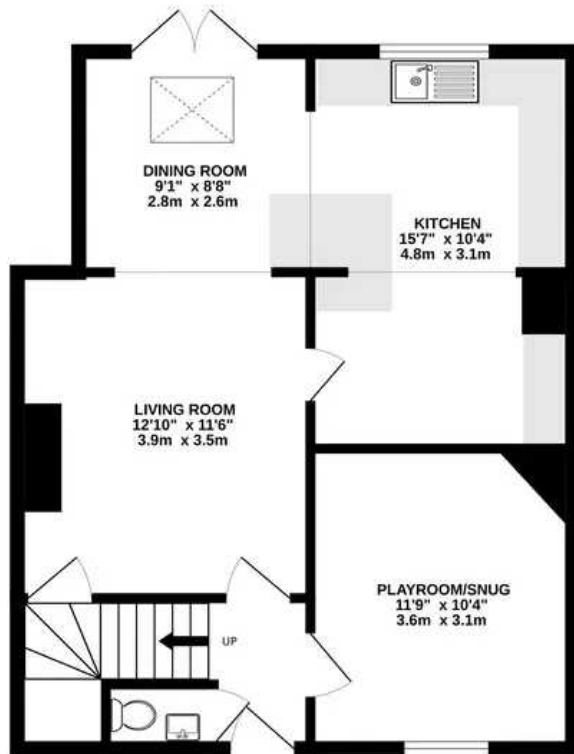




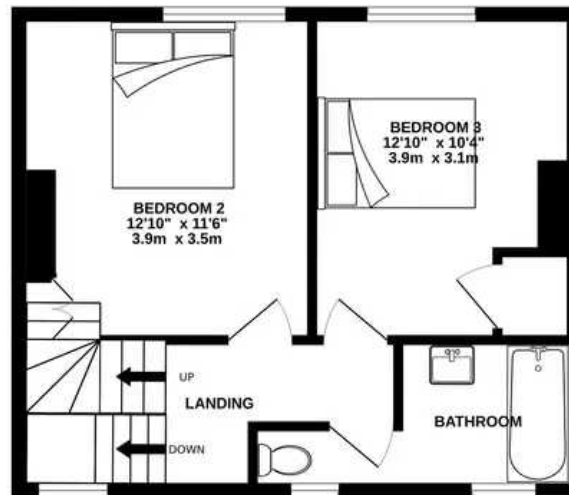




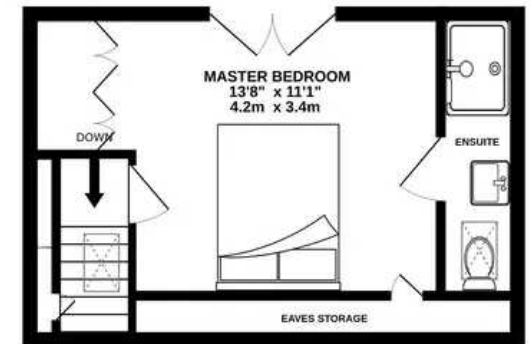
**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



**1ST FLOOR**  
400 sq.ft. (37.1 sq.m.) approx.



**2ND FLOOR**  
245 sq.ft. (22.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.