



22 Braybrooke Gardens, Saffron Walden
CB11 3WH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

22 Braybrooke Gardens

Saffron Walden | Essex | CB11 3WH

Guide Price £525,000

- An attractive three- bedroom end of terrace property
- Offered with no upward chain
- Principal bedroom with ensuite shower room
- South facing rear garden
- Gated off road parking and garage
- Well located for access to the town centre
- EPC: C
- Council Tax Band: E

The Property

A well-proportioned three-bedroom, two-bathroom end of terrace house just a short distance from the town centre. The property benefits from a south-facing garden, secure off-street parking and garage. Offered with no upward chain.

The Setting

Braybrooke Gardens is situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail, the property comprises an entrance hall with stairs rising to the first floor, storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The spacious sitting room benefits from large window to front aspect and Moros gas fired stove with stone surround and hearth. The well-appointed kitchen benefits from an extensive range of matching eye and level units with complementary worksurface over and inset sink. Integrated appliances include electric oven with gas hob and extractor fan over, fridge and freezer. There is ample space for a dining table and double doors lead into the feature garden room. A superb space with views to the garden benefitting from a glazed roof with fitted blinds, engineered oak flooring and sliding door providing access to the rear garden.





The first-floor landing has access to the loft, airing cupboard and doors leading to the adjoining rooms. Bedroom one is a superb room with built a full range of built in wardrobes, balcony and ensuite. Comprising shower enclosure, wash hand basin and W.C. Bedroom two is a double room with a window to front aspect. The third bedroom is a good size with window to front aspect. The family bathroom comprises panelled bath with handheld shower attachment, W.C and wash hand basin.

Outside

To the front of the property is a wrought iron gate and railings with a pathway leading to the front porch with a useful storage area. To the rear of the property is a low maintenance, paved, south-facing garden with mature tree and shrub borders. A rear gate provides access to the off-street parking as well direct access to the garage. There is vehicular access to the garage via a pair of electronically operated gates and there is an off-street parking space in front. Benefiting from an up and over door with power and lighting connected.



Services

All mains services are connected.

Local Authority

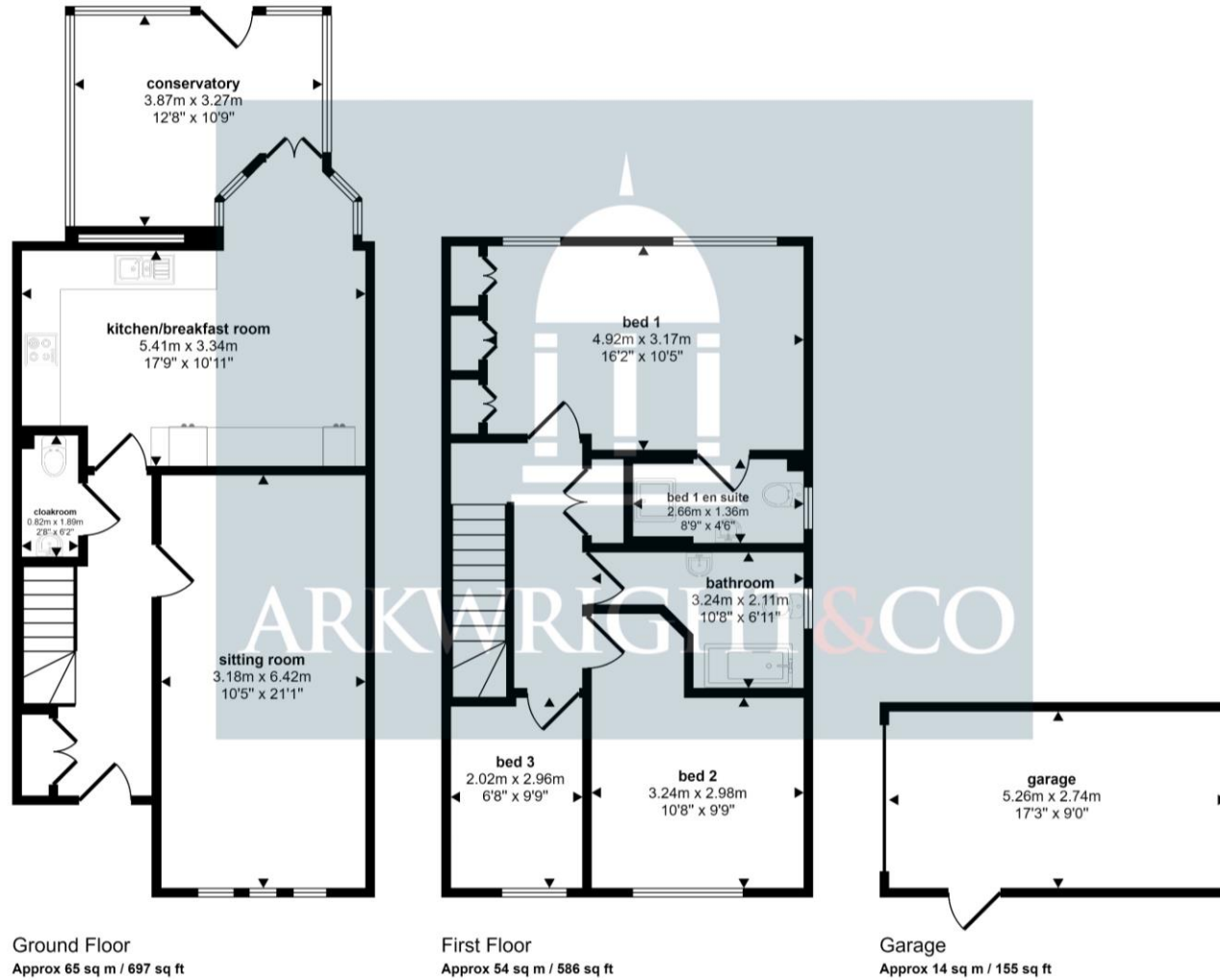
Uttlesford District Council

Council Tax

E



Approx Gross Internal Area
134 sq m / 1438 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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