



16 Whitehill Place, Saffron Walden
CB11 2SD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

16 Whitehill Place

Saffron Walden | Essex | CB11 2SD

Guide Price £450,000

- A superb three-bedroom link detached property
- Off road parking
- Principal bedroom with ensuite
- Good size rear garden
- 5 years reaming on the NHBC warranty
- EPC: B / Council Tax Band: E

The Property

A well proportioned three-bedroom, two bathroom family home ideally located in the much sought-after market town of Saffron Walden. The property has been well maintained throughout and benefits from off road parking and rear garden.

The Setting

An attractive residential scheme conveniently placed just off Little Walden Road to the north east of Saffron Walden town centre and is within walking distance to the market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises an entrance hall where stairs rise to the first floor and doors to the adjoining rooms. The generous sitting room is filled with natural light from a window to front aspect and double doors opening to the garden. The open plan kitchen/ dining room is fitted with a matching range of eye and base level units with complementary worktop over and sink unit incorporated. Integrated appliances include fridge, freezer, oven and gas hob with extractor fan over. An adjoining utility room provides further worksurface and space and plumbing for washing machine and tumble dryer with door to the carport and door to the cloakroom with W.C and wash hand basin.

The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. The dual aspect principal bedroom has windows to the front and side and door to ensuite comprising shower enclosure, W.C





and wash hand basin. Bedroom two is a dual aspect double bedroom. The third bedroom is a good size with window to side aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

Outside

To the rear of the property is a carport providing off road parking for two vehicles and gated access to the garden. The good size rear garden sits to the side of the property with a large paved terrace ideal for alfresco dining with lawned area and a timber sleeper retaining wall dividing each section. In addition there is a timber shed.

Services

All mains services are connected.

Local Authority

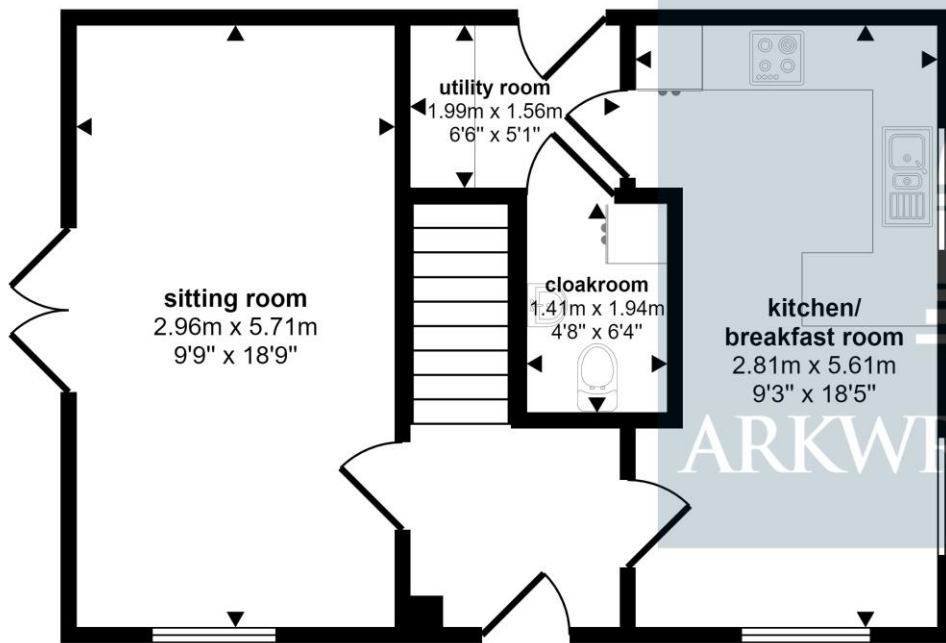
Uttlesford District Council

Agents Note

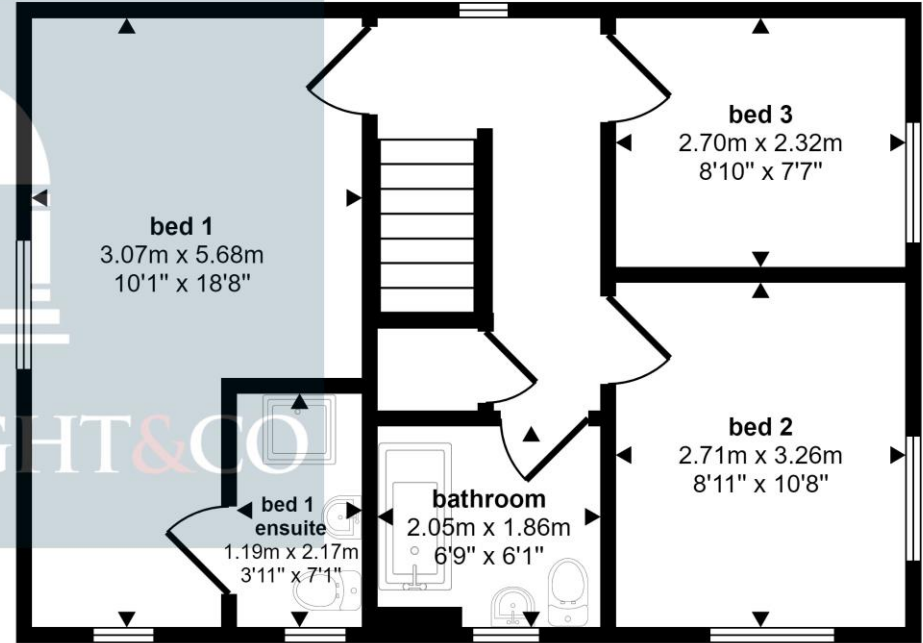
Annual service charge £350.00 p.a



Approx Gross Internal Area
92 sq m / 991 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 46 sq m / 500 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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS