



11 Butler Close, Saffron Walden  
CB11 3DB



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 11 Butler Close

Saffron Walden | Essex | CB11 3DB

Guide Price £475,000

- An immaculate two double bedroom bungalow
- Renovated to a high standard throughout
- Open plan kitchen/ dining room
- South facing rear garden
- Garage and off-road parking for two vehicles
- Offered with no upward chain
- EPC: C
- Council Tax Band: C

## The Property

A superb semi-detached bungalow which has been renovated throughout which enjoys a quiet location, tucked away in a cul-de-sac, just a short distance to the town centre. The property benefits from off road parking, garage, rear garden and offered with no upward chain.

## The Setting

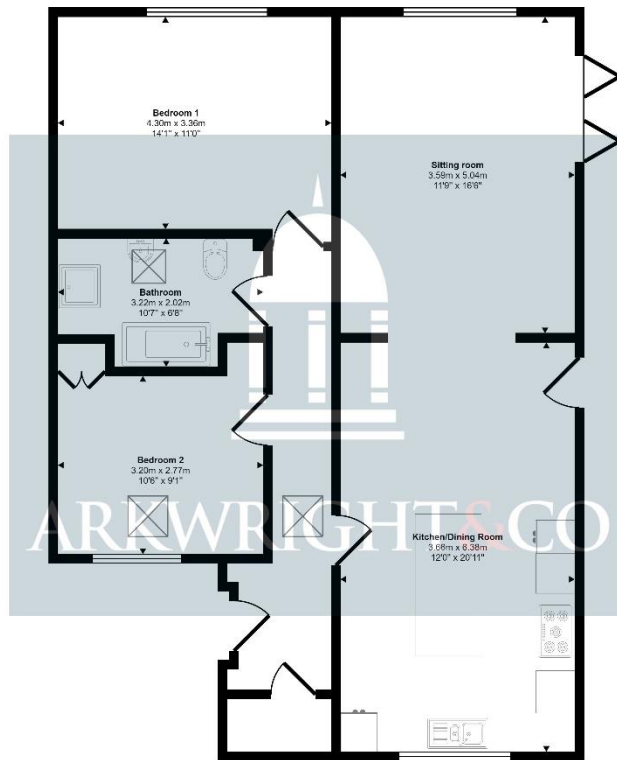
Butler Close is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, 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 of an entrance hall with Velux window, built in storage cupboard and doors to the adjoining rooms. The kitchen is a wonderful space fitted with a matching range of eye and base level units with complimentary work surface over and ceramic sink unit. There is space and plumbing for a rangemaster cooker with extractor fan over and integrated appliances include fridge, freezer, dishwasher and washing machine. There is ample space for a dining table. A side door provides access to the rear garden and an opening leads into the living room. A lovely room with feature log burner, window to rear aspect and bi-folding doors leading onto the patio.



Approx Gross Internal Area  
85 sq m / 915 sq ft



Floorplan

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.

The principal bedroom has a window to rear aspect enjoying views over the garden. Bedroom two is a double room with Velux window, built in storage and window to front aspect. The family bathroom comprises freestanding bath, walk in shower, W.C, wash hand basin and heated towel rail.

### Outside

To the front of the property is block paved area and tarmac pathway to the entrance door, a side gate provides access to the south facing rear garden with artificial lawn. Benefiting from a superb large patio ideal for outdoor entertaining with shrub and tree borders. The garage is en bloc with up and over door.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council







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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