



EH

EXQUISITE
HOME



A Highly Sought After Location...

Located on a leafy, quiet residential street in the highly sought-after town of Saffron Walden, with its easy access to Cambridge and an "outstanding" secondary school, is this four bedroom, one bathroom semi-detached home with a detached garage and established kitchen garden. Loved by the current owners for many years, the house equally presents an envious opportunity to create a more modern yet affordable dream home in this highly-desirable location.

The house enjoys a double-fronted layout with both main reception rooms on either side of the entrance hall. The living room to the right of the entrance hall enjoys a large window which floods the room with natural light. To the left, the large dining room enjoys dual-aspect windows and is the ideal place for larger dinner parties or family gatherings. The dining room flows into the kitchen at the rear of the house, which is split into a main kitchen area and a utility space, giving plenty of storage and workspace. The layout of the kitchen and utility could likely be combined into one large modern kitchen and breakfast area, subject to a structural survey. A side hall from the kitchen includes a useful ground-floor WC and a door that opens into the rear garden. Upstairs, the house enjoys four good-sized bedrooms and a family bathroom.



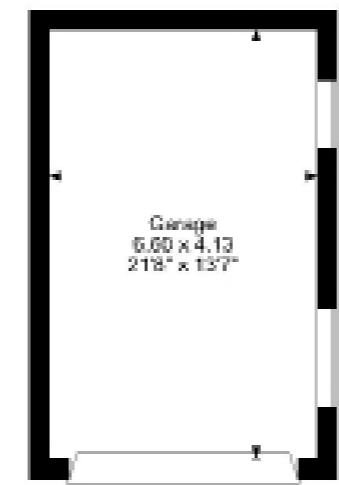
LOCATION

The semi-detached property enjoys a garden both to the front and rear of the house. To the front, the garden is enclosed and largely laid to lawn, with a grassy area that separates the house from the road. Largely a blank canvas, the garden presents opportunities to those who wish to cultivate their own dream designs. To the side of the house is a driveway that gives access to the large detached garage which could also present possibilities for use as a home gym, studio or office, subject to any necessary permissions and regulations. To the rear of the house, a terrace and parking area runs along the width of the property and this leads to another area of lawn which is bordered by a substantial kitchen garden with raised beds. The house sits on a quiet road to the south of the town with only a short walk to open countryside and, conveniently, a small Tesco Express is also only a moment's walk from the house, making those small top-up shops a breeze.

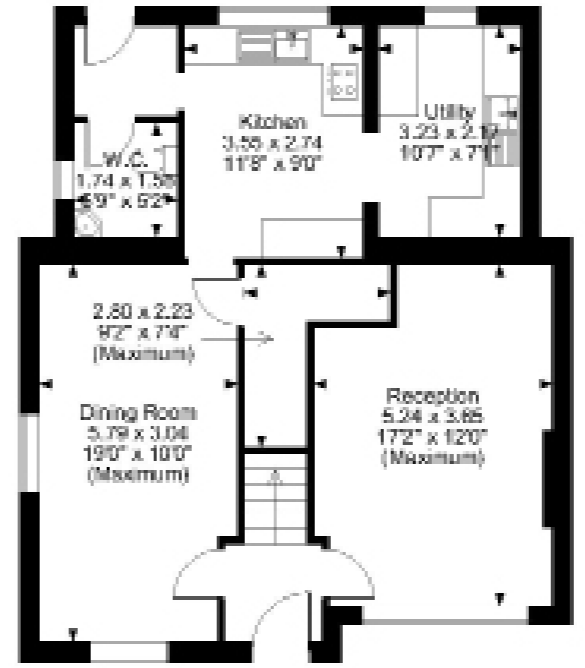
The town of Saffron Walden sits amongst the beautiful undulating landscape of the Essex/Cambridgeshire border and is a highly-desirable town due to its convenient location, wealth of amenities, and excellent schooling. Just a 20 minute drive from Cambridge, the town is popular amongst commuters, and Audley End train station (only a five minute drive from the property) offers regular direct services to Cambridge, Norwich, Stansted Airport and London's Liverpool Street Station, with a journey into the capital taking just over an hour. The town also enjoys a location close to the M11, which makes connecting to both the A14 and the A1 a quick and easy affair, making travel to the east and the Midlands exceptionally easy and efficient. Saffron Walden itself is a picturesque medieval market town with a thriving community that truly delivers the ideal of small-town living but with all the amenities you'd expect in a larger city, including a range of independent and national chain shops, superstores and eateries. The town also enjoys its own community hospital and a range of other daily amenities, such as multiple fitness centres, a soft play centre, a large community common, and a thriving weekly market.



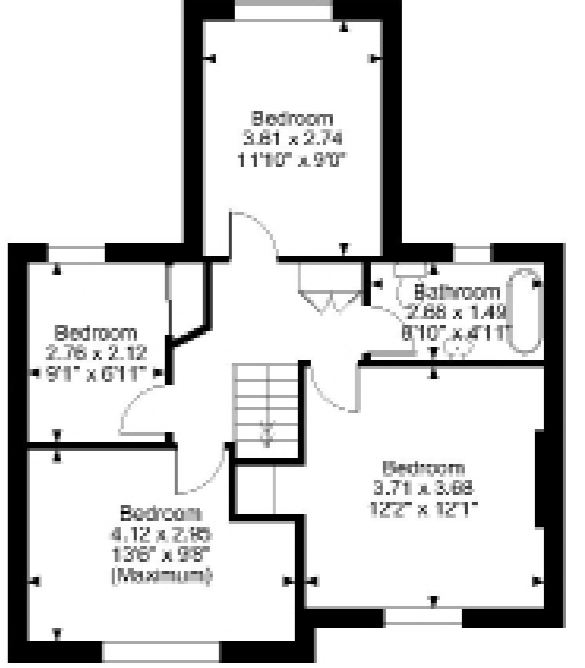
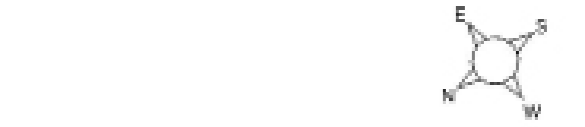
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Landscape View, Saffron Walden
 Approximate Gross Internal Area
 Main House = 1327 Sq Ft/123 Sq M
 Garage = 293 Sq Ft/27 Sq M
 Total = 1620 Sq Ft/150 Sq M



Ground Floor



First Floor



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 The position & size of doors, windows, appliances and other features are approximate only.
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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