



12 Church Field

Saffron Walden, Essex





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Situated in the desirable town of Saffron Walden, **12 Church Field** is a well-maintained three-bedroom semi-detached home, built in the mid-1980s. Perfectly positioned within walking distance of the highly regarded Katherine Semar Primary School, this property presents an excellent opportunity for families and professionals alike.

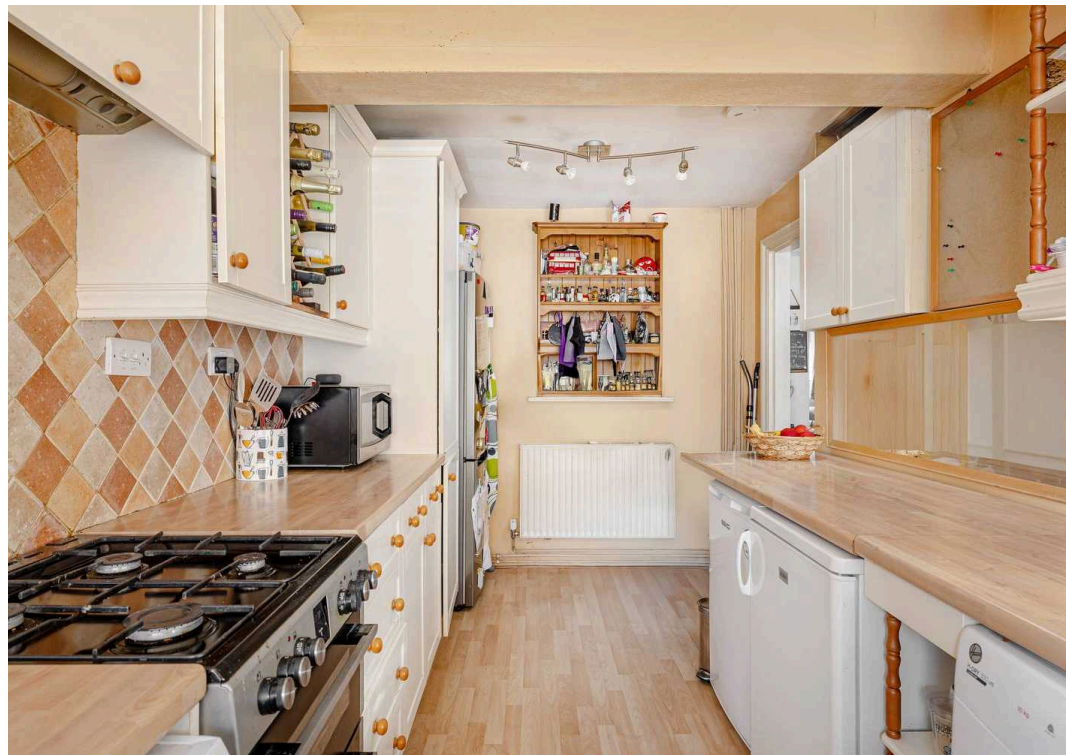
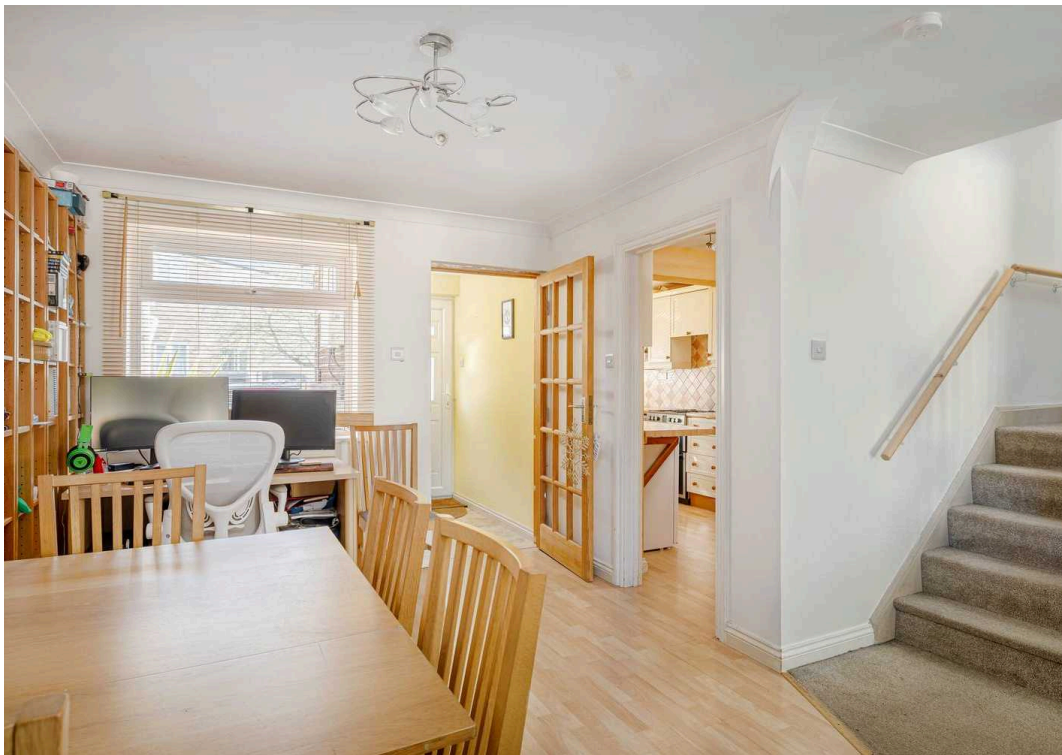
The ground floor features a bright and spacious open-plan living and dining area, providing a versatile space for relaxation or entertaining. The room is flooded with natural light, thanks to large windows and sliding doors that lead directly to the rear garden. Adjacent to this area is the kitchen, which has been thoughtfully designed with ample storage and workspace.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom boasts built-in wardrobes, ensuring plenty of storage while maintaining a clean and clutter-free appearance. The additional bedrooms are ideal for children, guests, or a home office. A modern family bathroom completes the first-floor accommodation.

The rear garden is a standout feature, offering a generous lawn, a patio area for al fresco dining, and a charming pond. Surrounded by fencing and mature greenery, this outdoor space provides a private sanctuary for relaxation or entertaining. At the front of the property, there are two off-street parking spaces and an electric vehicle (EV) charging point.

Located in a peaceful cul-de-sac yet close to local amenities and schools, 12 Church Field combines comfort, practicality, and a family-friendly setting. With its open-plan design, good-sized garden, and sustainable features, this home offers an excellent lifestyle opportunity in Saffron Walden.

Arrange your viewing today to fully appreciate everything this wonderful property has to offer!



Key Features:

- Three Bedrooms
- Semi-Detached Home
- Two Parking Spaces
- EV Charging Point
- Open Plan Living/Dining Room
- Good Sized Rear Garden
- Walking Distance To Katherine Semar Primary School

Agents Notes:

Tenure: Freehold

EPC Band: TBC

Uttlesford District Council - Band C - £1,975.64pa

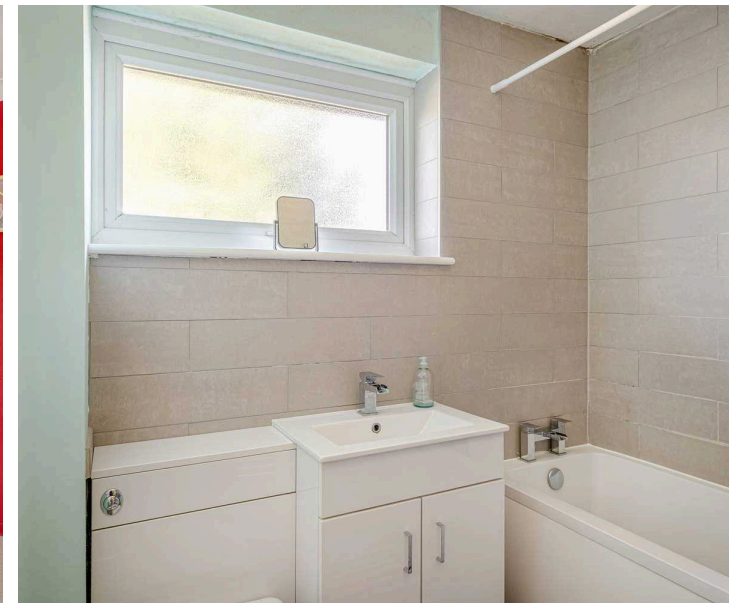
All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage
Across All Major Networks (Ofcom)

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

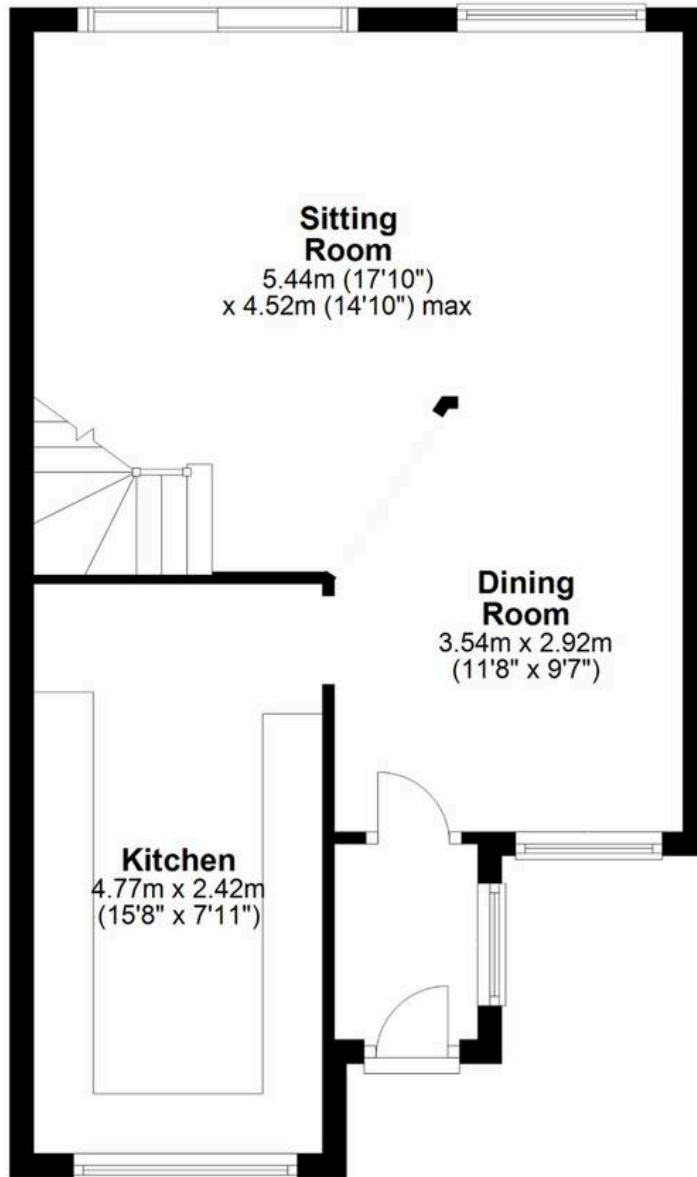
Location:

Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.

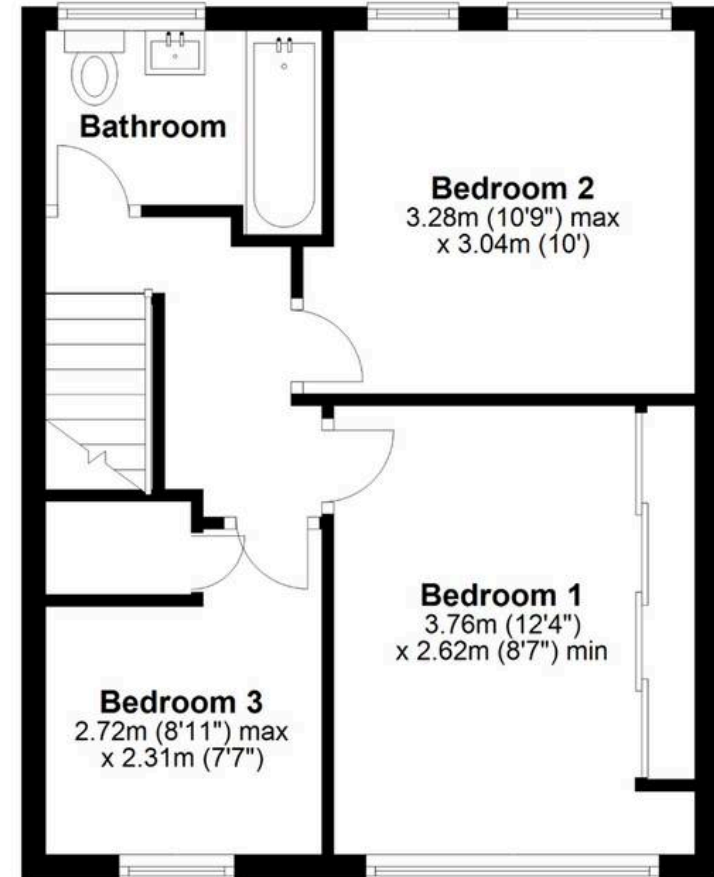




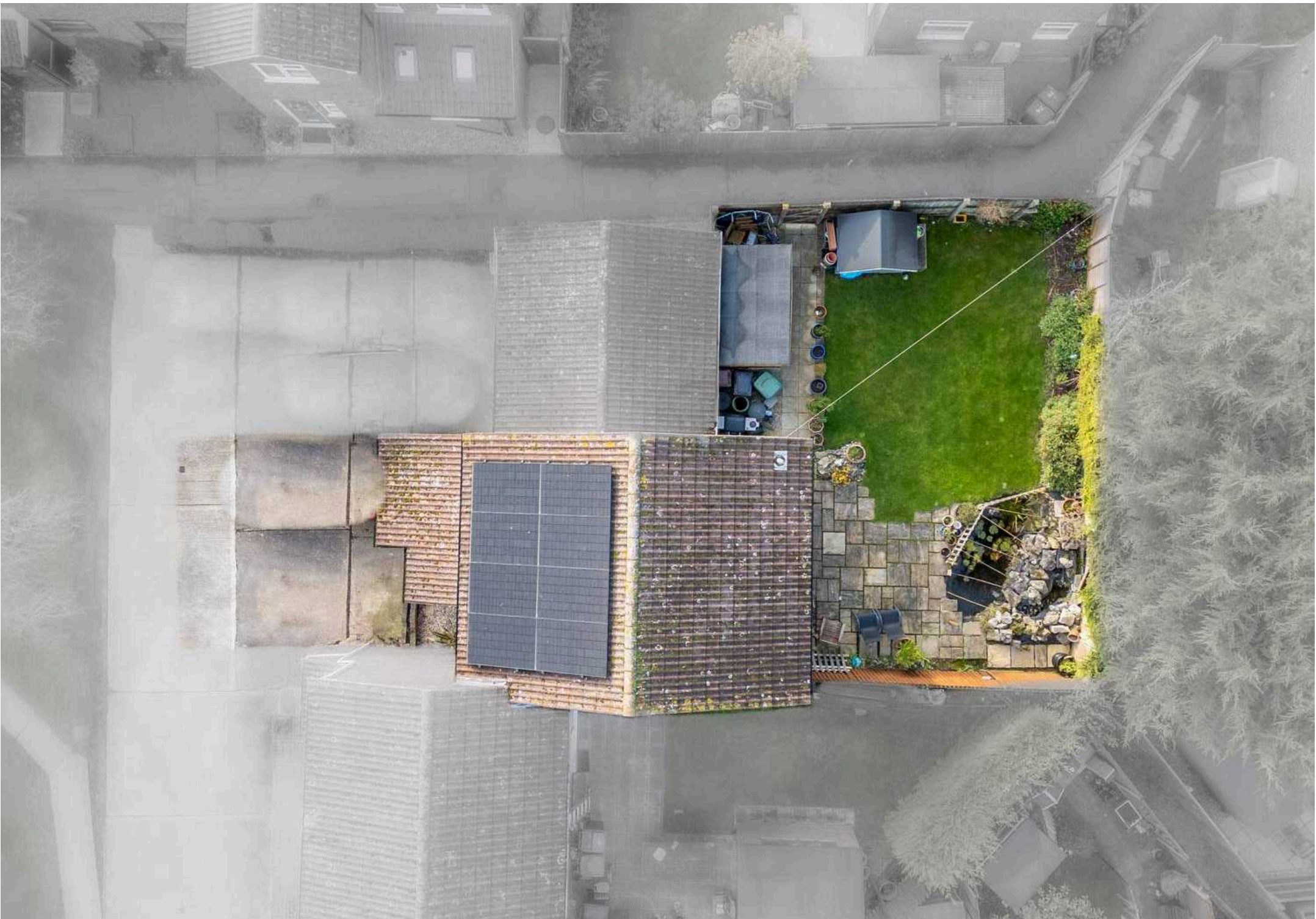
Ground Floor



First Floor



Approx gross internal floor area 83 sqm (900 sqft)





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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.