

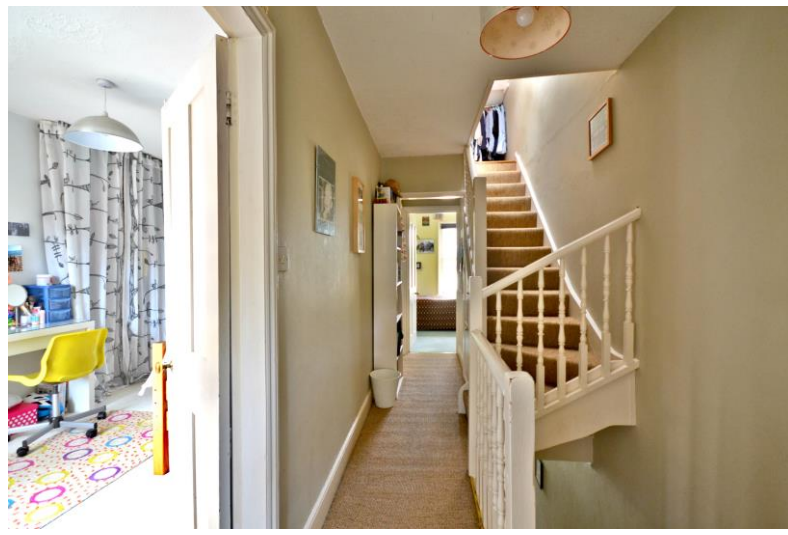


17 West Road, Saffron Walden, Essex
CB11 3DS

£650,000

A beautiful and characterful 4 bedroom mid terrace house in a much sought after location within the heart of Saffron Walden benefitting from a pretty and enclosed cottage garden and garage.

- Mid terrace characterful home
- Town centre location
- Garage and south facing garden
- Modern kitchen extension
- Walking distance to local amenities



ACCOMODATION

A charming and characterful home set in the heart of Saffron Walden set over 4 floors including a basement and loft room. The spacious accommodation benefits from a modern kitchen extension with glazed roof and looks out over the pretty mature enclosed garden, which benefits from a garage and studio room to the rear. West Road is a popular road within the town due to its close proximity to the market square and local amenities including the outstanding schooling the town has to offer. In detail, the accommodation comprises:

ON THE GROUND FLOOR

HALLWAY

Stairs leading to the first floor and doors leading to:

LIVING ROOM 11'11" x 11'11" (3.63m x 3.63m)

Beautiful bay window with seating area to the front aspect, wood burner and alcove shelving.

FAMILY ROOM 12' x 12' (3.66m x 3.66m)

Open plan into kitchen area with seating area and potential for an open fireplace - this is at present blocked off.

KITCHEN/DINING AREA 15'5" x 14'2" (4.7m x 4.32m)

Fitted with a range of base and eye-level units, integrated dishwasher, four-ring gas hob with extractor over, eye-level oven, space for fridge freezer, skylight, window to the front aspect and French doors leading into the garden. There are also two skylights in the dining area.

CELLAR 11'9" x 5'8" (3.58m x 1.73m)

A useful space that has been tanked, currently used as an office.

ON THE FIRST FLOOR

BEDROOM 2 12'1" x 9'5" (3.68m x 2.87m)

Sash window to the rear aspect overlooking the beautiful garden. Built-in shelving.

BEDROOM 4 8'9" x 6'9" (2.67m x 2.06m)

Sash window to the front aspect.

BEDROOM 3 12'1" x 8'1" (3.68m x 2.46m)

Sash window to the front aspect and alcoves with built-in shelving.

FAMILY BATHROOM 7'10" x 6' (2.4m x 1.83m)

Suite comprising panelled bath with shower attachment over, low-level WC and wash hand basin. Built in storage housing the washing machine.

SEPARATE WC:

Comprising low-level WC and wash basin.

ON THE SECOND FLOOR:

BEDROOM 1 17'4" x 11'8" (5.28m x 3.56m)

A double aspect room with views over the town and St. Mary's church spire to the front and garden to the rear.

OUTSIDE:

To the front of the property there is on-street parking and a garage at the rear. Also to the rear there is a south facing patio with steps leading up to the lawned garden, which is private and enclosed. There is an outbuilding with light and power and access to a private driveway and garage, which also has power and light connected.

LOCATION

Saffron Walden is a thriving market town with a good range of local shops, coffee shops, restaurants and a twice weekly market. Audley End station is within 2 miles with an easy cycle route and provides a regular service to London's Liverpool Street station (in just under an hour). Alternatively, the M11 can be accessed at Junction 8, Bishop Stortford or at Junction 9, Great Chesterford. Stansted Airport is within 19 miles and for more extensive shopping and schooling facilities, the university city of Cambridge is within 15 miles.

17 West Road Saffron Walden





COUNCIL TAX BAND
Tax band C

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

EPC Band D

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