



**20 Gibson Gardens, Saffron Walden
Essex, CB10 1AW**

An attractive semi-detached family home in the heart of Saffron Walden, within easy reach of the town centre and the local amenities. The 3-bedroom property is available with no upward chain and has scope to improve greatly and potentially extend (STP).

Guide Price £500,000

- Scope to extend and improve (STP)
- In the heart of Saffron Walden
- Good sized enclosed garden
- Off road parking and garage
- Available with no chain



ACCOMMODATION

20 Gibson Gardens is a delightful and attractive semi-detached house in the heart of Saffron Walden and is within easy reach of the local amenities and the market square, which includes a twice weekly market. The house is in need of improvement and possible extension (STP) and benefits from off road parking, detached garage, and a private, enclosed garden. The property comprises a dining room, sitting room and kitchen on the ground floor with 3 good sized bedrooms on the first. In detail, the accommodation comprises;

ON THE GROUND FLOOR ENTRANCE HALL

A glazed front door leads into the hallway with stairs rising to the first floor, understairs storage cupboard and doors leading to adjoining rooms.

DINING ROOM

Well-proportioned room with large bay window to the front aspect, archway leading through to the:

SITTING ROOM

A spacious room with sliding patio doors to the rear aspect, leading out to the rear terrace, and gas fire. Door to the hallway.

KITCHEN

Fitted with a range of base and eye level units, tiled splashback, stainless steel sink unit and drainer, space for oven and fridge. Window to the rear aspect and door leading out to the rear garden.

ON THE FIRST FLOOR LANDING

Access to loft via hatch, doors leading to adjoining rooms.

BEDROOM ONE

Bay window to the front garden.

BEDROOM TWO

Window to the rear aspect.

BEDROOM THREE

Window to the front aspect.

BATHROOM

Window to the rear aspect, fitted with a panelled bath, pedestal wash hand basin and WC.

OUTSIDE

To the front of the property is a paved driveway leading to the front door, and a small garden with a variety of shrubs and bushes. There is a side passage providing access to detached garage and the rear garden which is a mature, enclosed garden with an array of mature trees and shrubs.

LOCATION

Saffron Walden is an attractive and affluent market town which, due to its charm, character and wealth of mediaeval listed buildings, the Common and beautiful Bridge End Gardens has become a popular tourist destination. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, Waitrose, Tesco, Aldi, Boots, Laura Ashley, Fat Face, Phase Eight and Crew Clothing, amongst others. There is also a twice weekly thriving market. The town's leisure facilities include an 18 hole golf course, the Lord Butler Leisure Centre, a cinema and an 800 seat concert hall. There are a number of excellent schools including Saffron Walden County High School which is now an Academy School, R A Butler, St Thomas Moore and Katherine Semar. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line.

SERVICES

All mains services are connected.

FLOOR PLAN TO FOLLOW





COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

EPC RATING
Band TBC

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