



**2 Northfield Road, Saffron Walden
CB11 3EP**

A 3 bedroom family home, in need of modernisation, sitting in a large corner plot and occupying a superb position close to the town centre.



Guide Price £315,000

- 3-bedroom semi-detached property
- Occupying a good-sized corner plot
- In need of modernisation
- Off road parking and garage
- Available with no onward chain



ACCOMMODATION

2 Northfield Road is a well-appointed 3-bedroom semi-detached family home ideally located in the town within walking distance of local amenities. The property offers well-proportioned living accommodation and boasts a large mature corner plot with a detached garage and offers excellent scope for improvement/extension, subject to the necessary planning permissions. The property itself benefits from three good sized bedrooms and a family bathroom on the first floor and on the ground floor a good size entrance hall with shower room, a well fitted kitchen, sitting room, and dining room with sliding patio doors. In detail, the accommodation comprises;

ON THE GROUND FLOOR

ENTRANCE HALL

Entrance hall with stairs rising to the first floor and doors leading to;

SHOWER ROOM

Fitted with a shower enclosure, low-level WC and wash hand basin, obscure window to the side aspect.

SITTING ROOM

Feature fire with hearth and surround. Large window to front aspect and double leading though to the dining room.

DINING ROOM

Large room filled with natural light with patio doors opening out to the rear garden.

KITCHEN

Fitted with a matching range of base and eye level units with work surface over incorporating a sink and drainer unit, space for cooker, fridge and washing machine. There is a window to the side aspect, and glazed door to the rear garden.

ON THE FIRST FLOOR

LANDING Window to the side aspect and doors leading to;

BEDROOM THREE

Window to the front aspect. Built in cupboard housing boiler.

BEDROOM ONE

Large room with window to the front aspect. Fitted wardrobes and cupboards. Built in cupboard housing hot water tank.

BEDROOM TWO

Window to the rear aspect. Fitted wardrobes and cupboards.

FAMILY BATHROOM

Part tiled bathroom with window to the front aspect, low level WC, wash hand basin and panelled bath.

OUTSIDE

The property occupies a good size corner plot which is mainly laid to lawn with a variety of mature shrubs and bushes. The property is approached to the front via a paved pathway with a side gate providing access to the enclosed rear garden a side entrance. The rear garden is mainly paved with a number of flower beds and a greenhouse. To the rear of the garden there is a large, detached garage with a driveway to the side providing off road parking.

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

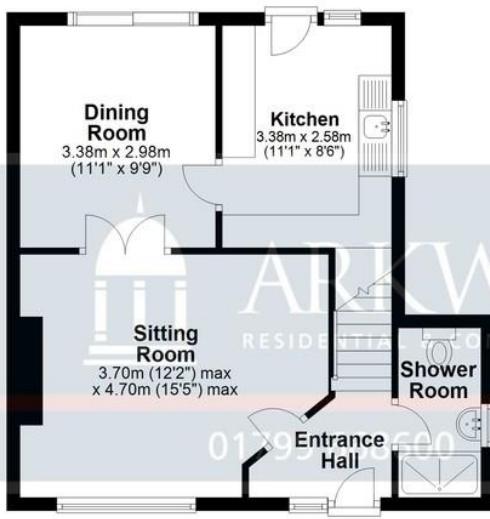
All main services are connected.

EPC RATING

EPC Band D

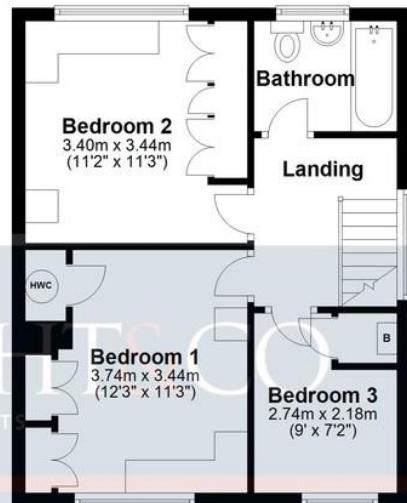
Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



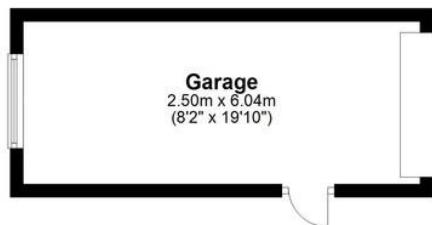
First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Outbuilding

Approx. 15.1 sq. metres (162.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.





COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY
Uttlesford District Council

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