



21 Old Mill Road, Saffron Walden
CB11 3EH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

21 Old Mill Road

Saffron Walden | Essex | CB11 3EH

Guide Price £425,000

- A detached three double bedroom property
- Popular residential location
- Scope to modernise and extend subject to planning permission
- Offered with no upward chain
- Enclosed rear garden
- EPC: D
- Off road parking & integral garage
- Council Tax Band: D

The Property

A detached three-bedroom property with scope to modernise throughout located in a popular residential location. There is off road parking for two vehicles, garage, rear garden and offered with no upward chain.

The Setting

Old Mill Road is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area including RA Butler, St Thomas Moore and Saffron Walden County High School which is now an academy school. 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 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 14 miles and Cambridge within 15 miles to the north.

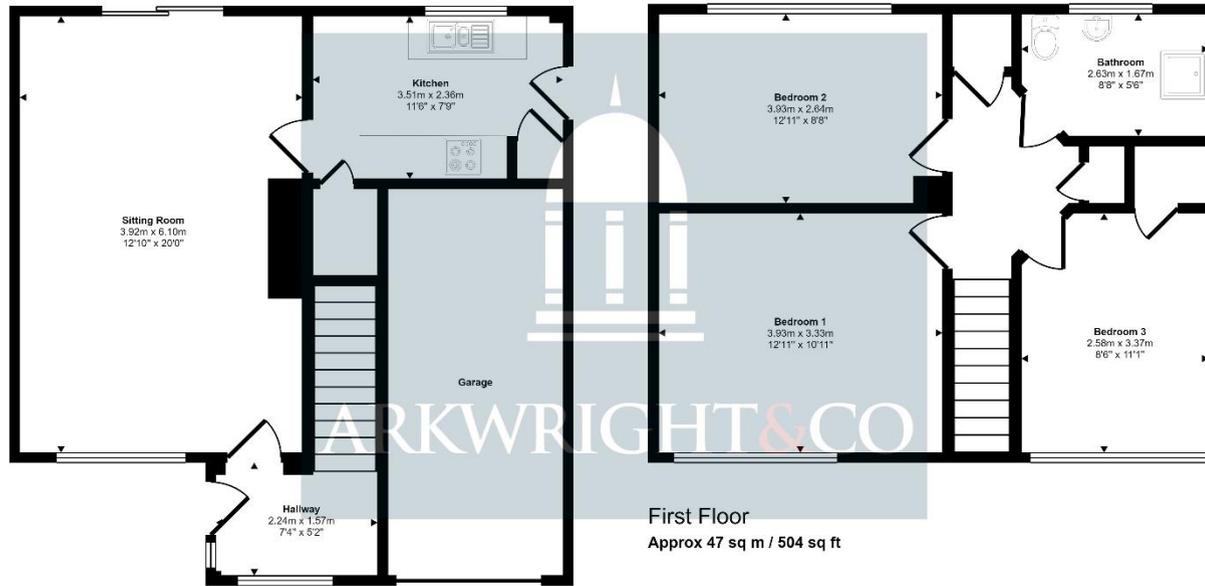
The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, window to front aspect and door to the lounge/diner. A generous dual aspect room with sliding doors leading to the rear garden, solid wood parquet flooring. The kitchen is located at the rear of the property with window to rear aspect with wall and base units with worktops over, inset sink and drainer. There is space for cooker, understairs storage cupboard and door leading to the rear garden.

The first-floor landing provides access to the loft hatch, two built in cupboards and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect. Bedroom two is a double room with window to rear aspect.



Approx Gross Internal Area
101 sq m / 1092 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedroom three is a double room with window to front aspect and built in storage. The wet room comprises W.C, wash hand basin and walk in shower.

Outside

To the front of the property there is a lawned area along with a driveway that provides off road parking for two cars. The garage has up and over door with power and electric. The rear garden is mainly laid to lawn with a gate that provides side access.

Services

Mains electric, water and drainage is connected. Gas central heating. Fibre broadband is available and mobile signal/coverage is good.

Tenure - Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council





Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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