



9 Howland Close, Saffron Walden  
CB10 2GT



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 9 Howland Close

Saffron Walden | Essex | CB10 2GT

## Guide Price £400,000

- A well-presented, three-bedroom family home
- Bright and spacious accommodation
- Offered with no upward chain
- Enclosed rear garden
- Off street parking for two vehicles
- Located in a popular residential development
- EPC: B
- Council Tax Band: D

### The Property

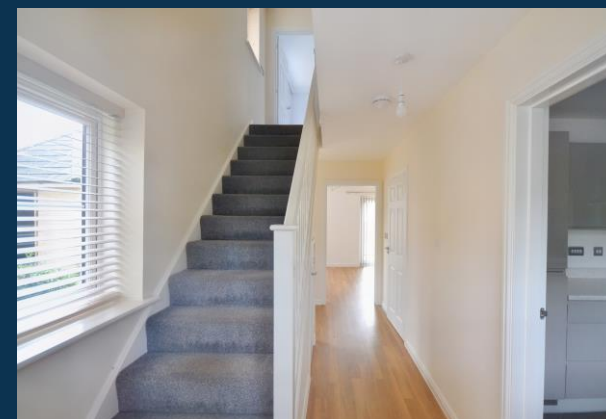
A superb, three-bedroom, link-detached property situated within a much sought after, established development in Saffron Walden. The property benefits from off street parking, enclosed garden and is offered with no upward chain.

### The Setting

Howland Close is conveniently situated to the North of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including Friends, R A 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 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

### The Accommodation

In detail, the property comprises of an entrance hall with window to the side aspect, staircase rising to the first floor and understairs storage cupboard and doors to the adjoining rooms. The cloakroom comprises W.C and wash hand basin. The dual aspect, generous sitting/ dining room benefits from patio doors leading to the rear garden and door to walk-in storage cupboard. The kitchen is fitted with a range of base and eye level units with worksurface over and stainless-steel sink incorporated. Integrated appliances include a four-ring gas hob with overhead extractor fan, electric double oven, fridge/freezer, washing machine and dishwasher. There is a window to the side aspect.





The first-floor landing has doors to adjoining rooms, window to front aspect, airing cupboard and access to the loft space. Bedroom one has window to the side aspect and ensuite comprising corner shower enclosure, WC and wash hand basin. Bedroom two is a good size room with window to the side aspect. Bedroom three has window to the front aspect. The family bathroom comprises panelled bath with handheld shower attachment, wash hand basin and WC.

#### Outside

To the rear of the property there is a good sized, walled garden with artificial grass and a paved terrace which is perfect for al fresco entertaining. There is a gate to the rear which leads to the driveway providing two off street parking spaces.

#### Services Service Charge

All mains services are connected.

#### Local Authority

Uttlesford District Council

#### Tenure

Freehold

#### Service Charge

£155.57 – 2023, reviewed yearly







### Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)

### First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS