



82 Little Walden Road, Saffron Walden  
CB10 2DW



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 82 Little Walden Road

Saffron Walden | Essex | CB10 2DW

Guide Price £299,000

- A 2/3-bedroom, mid terrace character property
- Attractive rear garden
- Period features throughout
- Ideally located for access to the town centre
- Conservatory
- EPC: D / Council Tax Band: C

## The Property

A charming 2/3-bedroom mid terrace character cottage ideally located within walking distance of the town centre with a good size rear garden.

## The Setting

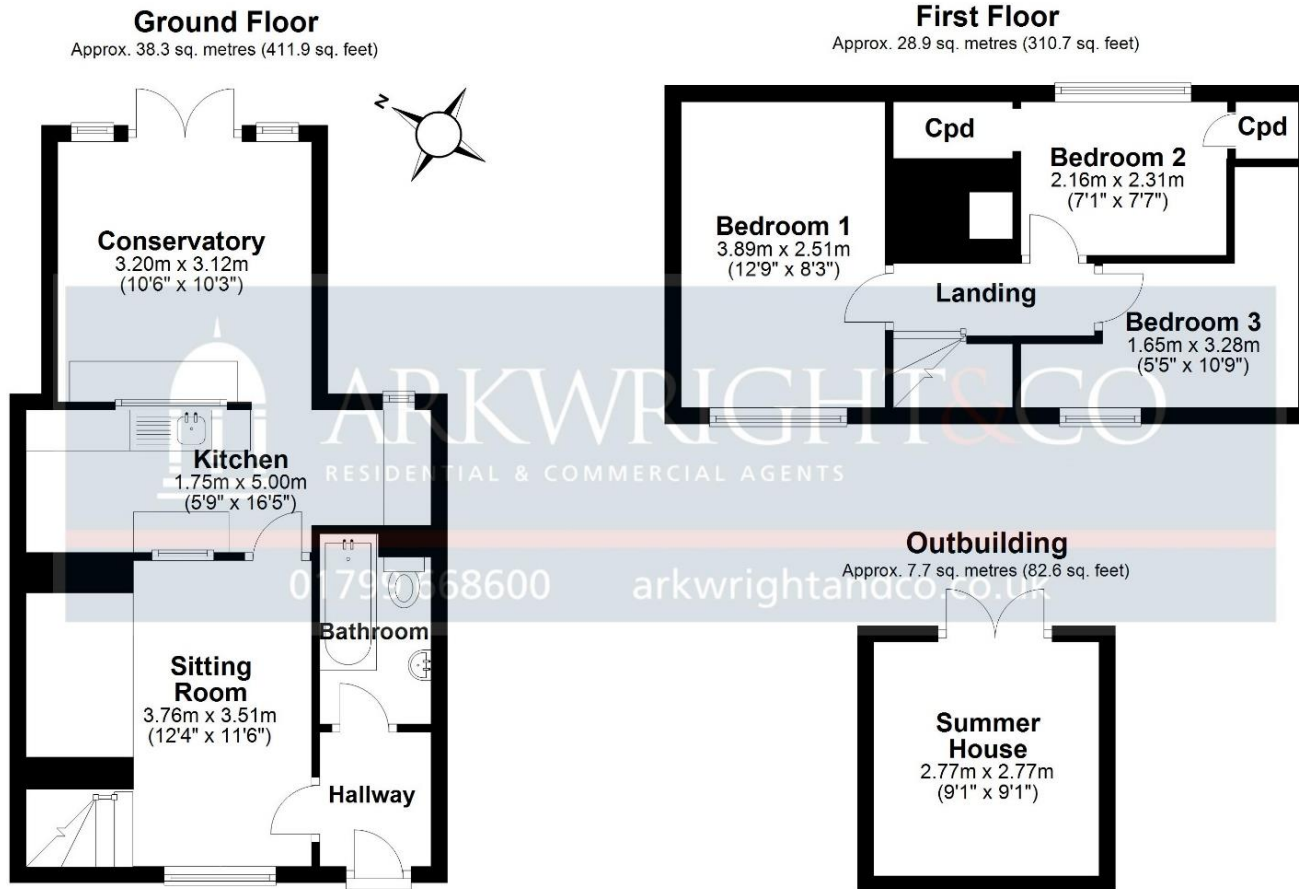
Little Walden Road is situated to the North East of Saffron Walden town centre and is within 15 minutes walking distance to market square. Saffron Walden offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. There are a number of schools including, R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 9, Great Chesterford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

## The Accommodation

In detail the property comprises an entrance hallway with door leading to the dining room with inglenook fireplace and stairs rising to the first floor. The family bathroom is also accessed via the entrance hallway comprising freestanding bath with shower attachment over, W.C and wash hand basin. A well-appointed kitchen is fitted with a matching range of base level units with wooden worksurface over and butler sink unit incorporated. There is space and plumbing for American fridge/freezer, washing machine, tumble dryer and dishwasher. The conservatory is a light and airy space with breakfast bar and double doors leading onto the garden.

The first-floor landing provides access to the three bedrooms. Bedroom one is a double room with window to front aspect. Bedroom two has a built-in cupboard and window to rear aspect. Bedroom three has a window to front aspect.





Total area: approx. 74.8 sq. metres (805.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

### Outside

To the rear of the property is a good size garden laid mainly to lawn with timber summerhouse. A patio area provides an ideal space for al fresco dining.

### Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultra-fast broadband is available and mobile signal is ok.

**Tenure** - Freehold

**Property Type** – Mid- terrace

**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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