



11 Fair Leas, Saffron Walden
CB10 2DR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

11 Fair Leas

Saffron Walden | Essex | CB10 2DR

Guide Price £725,000

- A beautifully presented and well-proportioned detached family home
- Modern open plan kitchen/dining /living space
- Five large bedrooms, a family bathroom and separate shower room on the first floor
- Located within a quiet and well-established residential development
- Within easy reach of Saffron Walden town centre
- Attractive garden
- Off road parking and a detached garage
- Offered with no upward chain
- EPC: D

The Property

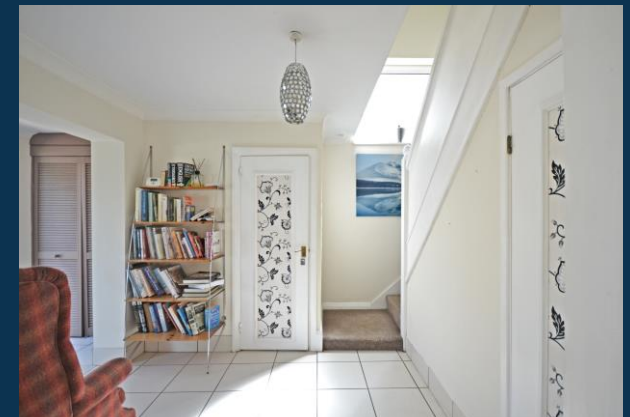
A well-appointed and well-presented, five-bedroom two-bathroom detached family home, occupying a pleasant position, tucked away within this well-established residential development. The property benefits from ample off-road parking including a detached garage and a good size enclosed rear garden.

The Setting

Fair Leas is situated just off Little Walden Road, located on the edge of this well-established development, and within a short walk from the market square and the centre of town, along with the common and Bridge End Gardens. The town itself has an abundance of boutiques, shops and restaurants, along with many popular High Street retailers including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema and an 800 concert hall. The town is well situated for Audley End Station approximately 2 miles providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8, Bishops Stortford. Stansted Airport is within 19 miles and the University City of Cambridge.

The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, cloakroom with W.C and wash hand basin and door to a stunning open plan living space. Incorporating a dual aspect sitting room with window to the front aspect and French doors leading out to the rear garden. The living area opens through to a modern kitchen, with windows to front and rear aspect. Fitted with a matching range of eye and base level units with a light stone work surface over and inset sink. There is space for a gas range cooker, a tall American fridge and freezer and microwave. A light ceramic tiled floor runs through the kitchen and living area with underfloor heating. Accessed off the living room is a





large utility room, fitted with a matching range of base and eye level units with worksurface over incorporating a stainless-steel sink unit. There is space and plumbing for a washing machine and tumble dryer. There is a window to the rear aspect and side door leading to the driveway and rear garden.

The first-floor landing provides access to the loft hatch, built in storage cupboard and doors to the adjoining rooms. There are 5 generous bedroom including 3 large double and two good size twin rooms, all with large windows giving ample natural light. There is a modern family bathroom with comprises a panelled bath, W.C and wash hand basin and heated towel rail. In addition, there is also a separate shower room with part tiled walls, a WC, wash hand basin and heated towel rail.

Outside

To the front of the property there is a small front garden laid mainly to lawn with a selection of hedges and an attractive cherry tree. A paved driveway accessed via a iron gated provides off road parking for a number of cars as well as access to the detached garage. There is side access to the rear garden, which is enclosed, with patio and a lawn area with a selection of shrubs, bushes and flower beds.



Services

Mains electric, water and drainage is connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is ok.

Tenure - Freehold

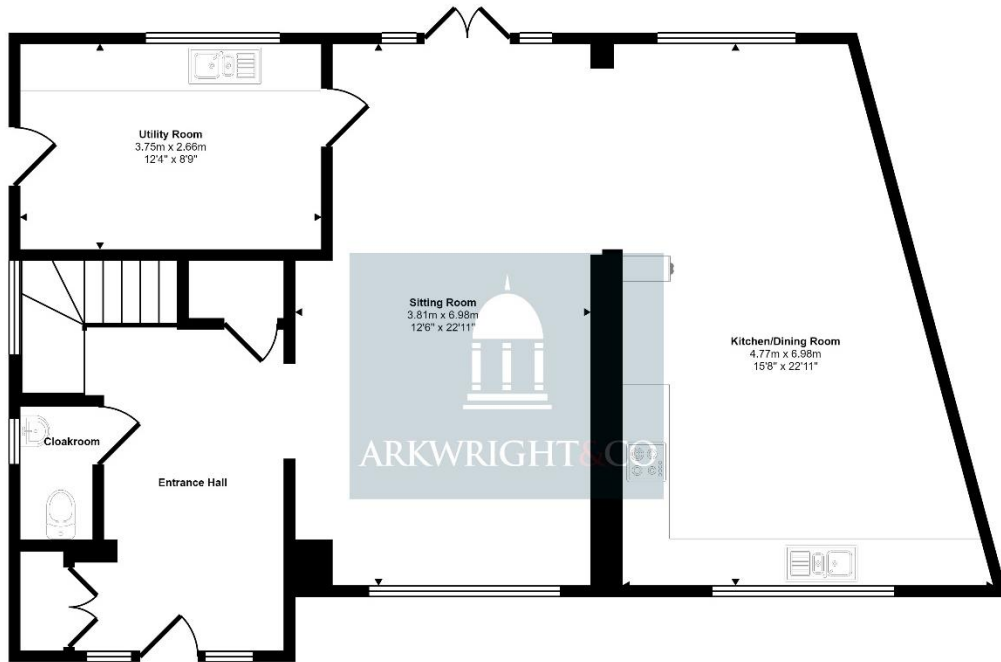
Property Type – Detached

Property Construction – Brick with tiled roof, part cladded

Local Authority – Uttlesford District Council

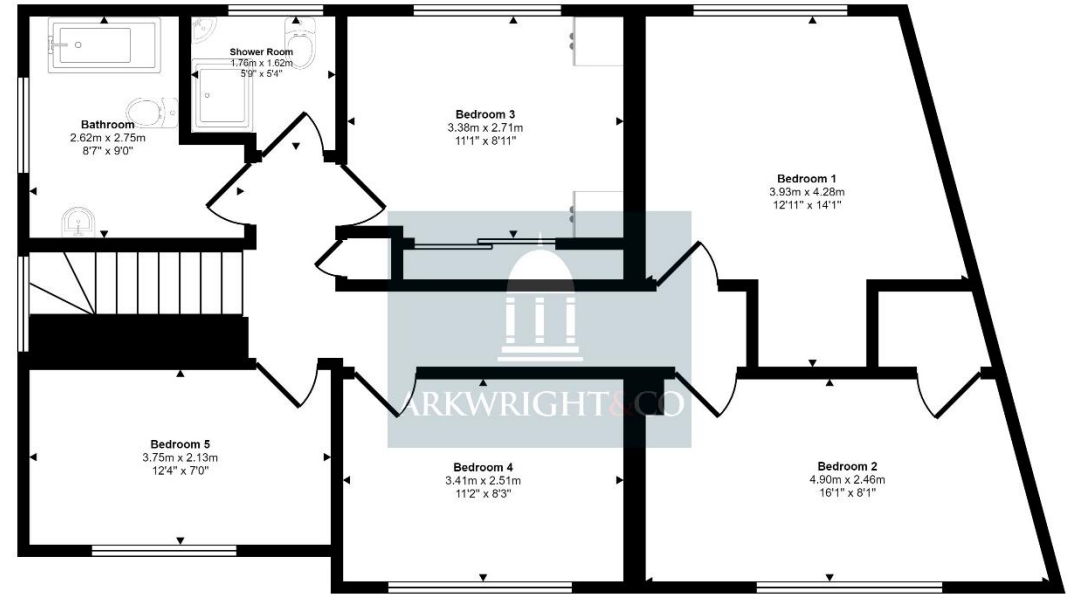
Council Tax – E





Ground Floor
Approx 83 sq m / 897 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.



First Floor
Approx 78 sq m / 837 sq ft

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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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