



32 Allard Way, Saffron Walden
CB11 3GP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

32 Allard Way

Saffron Walden | Essex | CB11 3GP

Guide Price £475,000

- A well-proportioned three-bedroom property
- Principal bedroom with ensuite
- Offered with no upward chain
- Off road parking
- Detached garage
- Good size garden
- Ideally located to highly regarded schooling and town amenities
- EPC: C
- Council Tax Band: E

The Property

A superb detached three-bedroom, two-bathroom property ideally located within walking distance of the town centre. Benefitting from detached garage, off road parking, rear garden and is offered with no upward chain.

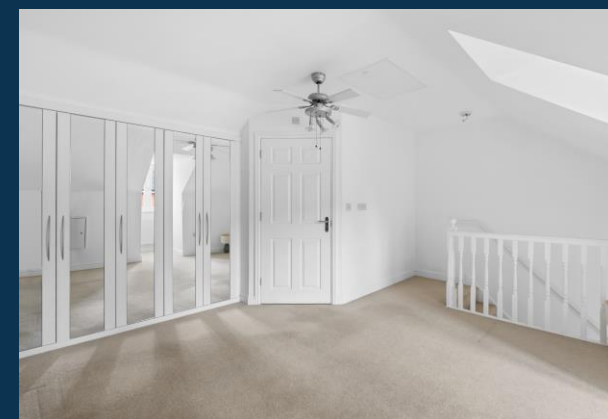
The Setting

Allard Way is ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, the common and the beautiful Bridge End Gardens. The town itself has an abundance of boutiques, coffee 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 seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor with understair storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left is the kitchen/ breakfast room with bay window to front aspect. Fitted with a matching range of base and eye level units with complimentary work surface over and inset stainless steel sink. Integrated appliances include a dishwasher, electric oven, four ring gas hob with extractor fan over, fridge and freezer. The superb sitting/dining room is filled with natural light from French doors, windows to the rear aspect and Velux windows.

The first-floor landing has a built-in airing cupboard, door to staircase rising to the second floor, window to the front aspect and doors to the adjoining rooms. Bedroom two is a double room with two windows to the rear aspect. The third





bedroom is a good size with window to front aspect. The family bathroom comprises panelled with shower attachment over, W.C, wash hand basin and heated towel rail.

On the second floor is generous principal bedroom with a range of fitted wardrobes, window to the front aspect and door to en suite. Comprising shower enclosure, W.C, wash hand basin, heated towel rail and Velux window.

Outside

To the side of the property is a block paved driveway providing off-street parking and access to the garage with a pair of timber doors providing vehicular access, power and lighting connected and personal door leading to the rear garden.

There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace adjoining the rear of the property and a further decked terrace to the rear of the garden, perfect for al fresco entertaining. Mature hedging to the rear provides a good degree of seclusion.

Services

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

Tenure - Freehold

Property Type – Link-Detached

Property Construction – Brick built with tiled roof

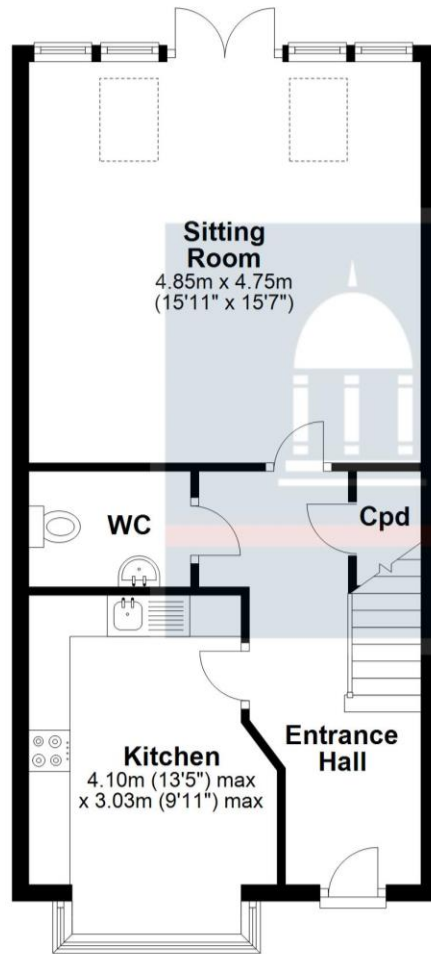
Local Authority – Uttlesford District Council

Agents Note - Annual service charge £189.28, reviewed annually



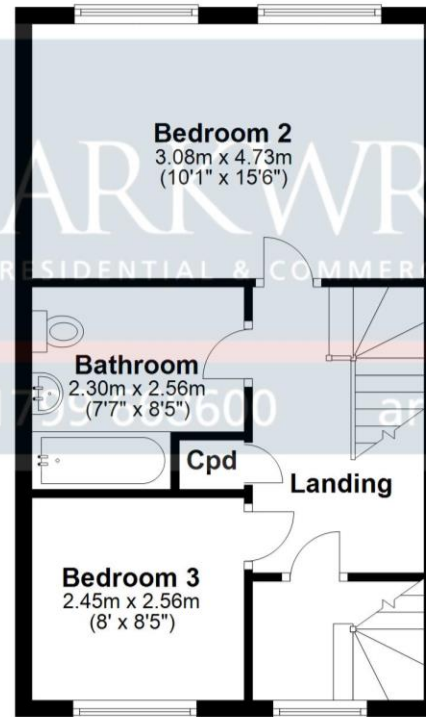
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



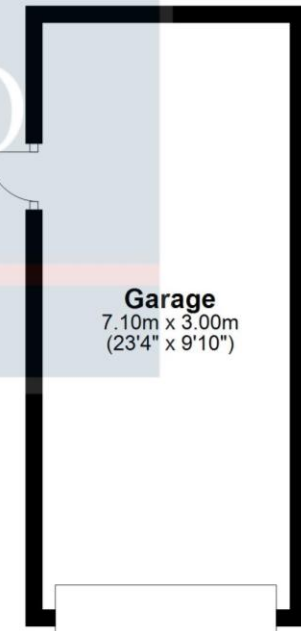
First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Outbuilding

Approx. 21.3 sq. metres (229.3 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 134.9 sq. metres (1452.5 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.



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