



5 Little Larchmount, Saffron Walden  
CB11 4EF



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 5 Little Larchmount

Saffron Walden | Essex | CB11 4EF

## Guide Price £440,000

- Spacious, three bedroom detached property
- Good size rear garden
- Scope to modernise & extend (STPP)
- Well established residential area
- Family bathroom & downstairs W.C.
- Catchment for highly regarded local schooling
- Garage & off-road parking
- EPC: E
- No upward chain
- Council Tax Band: D

### The Property

A well-appointed, three-bedroom, link detached property with scope to modernise and extend. The property is ideally located for access to the town centre and highly regarded, primary and secondary schools. In addition, there is a garage and good size rear garden and the property is offered with no upward chain.

### The Setting

Little Larchmount is an established residential area conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for Saffron Walden County High as well as other local schooling. 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 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

### The Accommodation

In detail the property comprises of a good size entrance hall where stairs rise to the first floor and a door leading to, a generous living room with large window to front aspect, two radiators and double doors leading to the dining room. The well-proportioned dining room has a built-in storage cupboard, access to the Kitchen and double doors leading to the conservatory. Access to the downstairs cloakroom with W.C & wash hand basin, door to storeroom and a door leading





to the kitchen. The fitted kitchen has a range of matching eye and base level units with work surface over and inset sink. There is space for electric oven with gas hob and fridge.

The good size landing has a built-in storage cupboard, doors leading to the three bedrooms and family bathroom. Bedroom 1 is a double bedroom with large window to front aspect and two, built in storage cupboards. Bedroom 2 is a double bedroom with window to rear aspect and built in storage cupboard. Bedrooms 3 is a good size room with window to rear aspect. The family bathroom comprises of panelled bath with shower attachment over, W.C and wash hand basin.

#### Outside

The property is set in a small cul-de-sac, within walking distance of the town centre and schools. To the front of the property is a driveway providing access to the garage with up and over door and a small lawned area. There is gated access to the side of the property and to the rear garden which is part walled and mainly laid to lawn with well stocked flower and shrub borders.



#### Services

All mains services are connected.

#### Local Authority

Uttlesford District Council

#### Council Tax

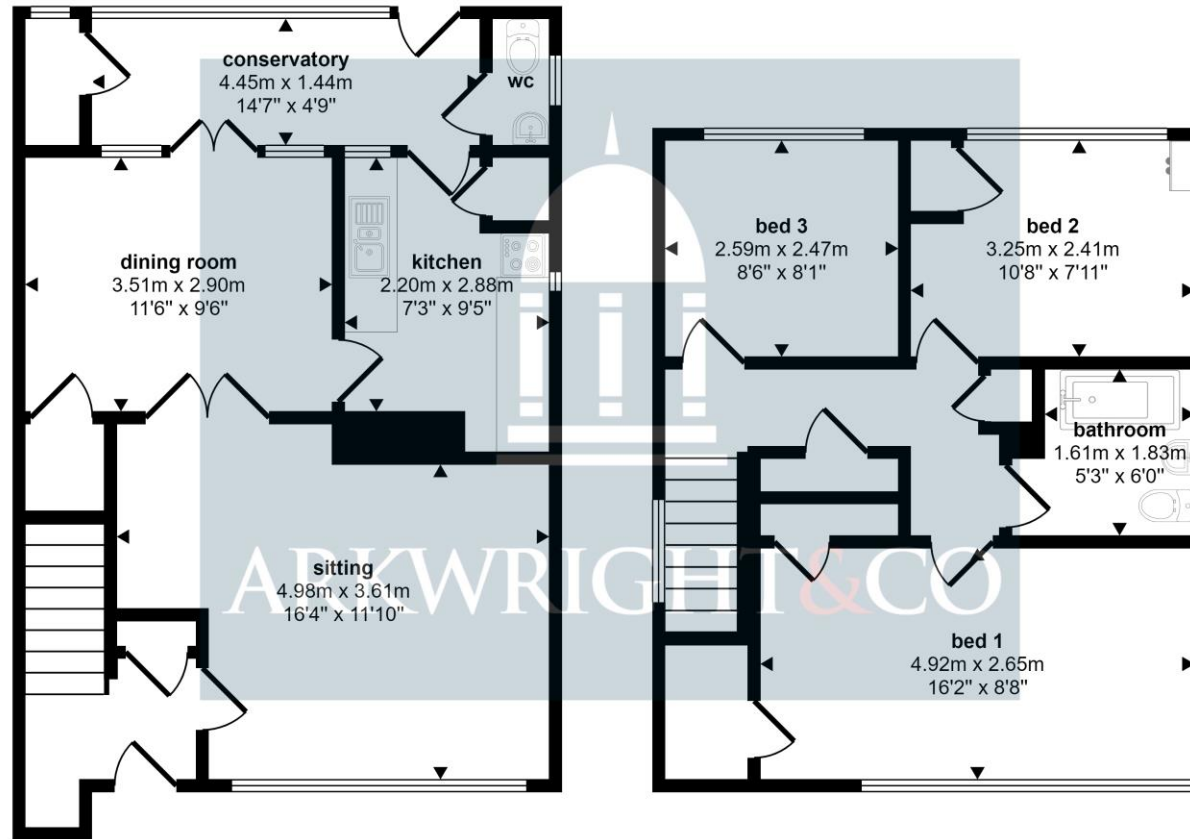
D

#### Tenure

Freehold



Approx Gross Internal Area  
97 sq m / 1047 sq ft



Ground Floor  
Approx 54 sq m / 578 sq ft

First Floor  
Approx 44 sq m / 469 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.

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