



3 Constable Place, East Street
CB10 1FH



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East Street | Saffron Walden | CB10 1FH

Guide Price £1,100,000

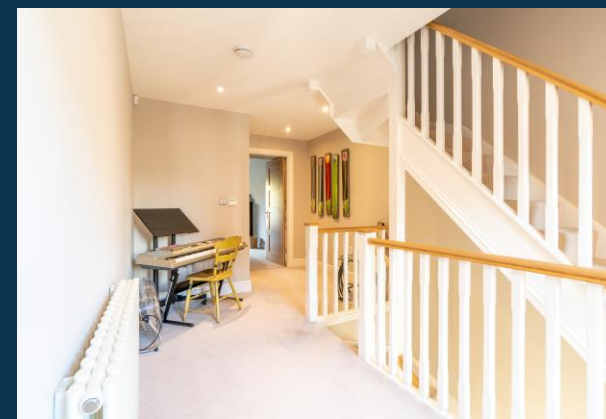
- A beautifully presented 5-bedroom, 4-bathroom semi-detached home
- Accommodation split over three floors and extending to approximately 2,589 sqft.
- 6 years remaining on the warranty
- Underfloor heating throughout the ground floor
- Superb views over The Common
- Secure, gated parking for two vehicles
- Located in the heart of Saffron Walden within walking distance to amenities
- Offered with no upward chain
- EPC: B
- Council Tax Band: G

The Property

An executive and attractive, 5-bedroom family home forming part of this exclusive and iconic Saffron Walden development, built on the site of the former police station. Occupying a superb position ideally located in the heart of the town and just a short walk from the market square, enjoying open views onto The Common, secure gated parking and is offered with no upward chain.

The Setting

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 independent shops, boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose, and a twice weekly thriving market. There are a number of schools including R A Butler, St Thomas Moore and the 'Outstanding' Saffron Walden County High School, which is now an Academy School. 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 55 minutes. Alternatively, the M11 can be accessed at either junction 8 (Bishop's Stortford) or junction 10 (Duxford). Stansted airport is within 19 miles and the university City of Cambridge is within 15 miles to the North.





The Accommodation

In detail, on the ground floor, the property comprises a spacious entrance hall with stairs rising to the first floor, understair storage cupboard, utility room, good size cloakroom with W.C and wash hand basin and doors leading to the adjoining rooms. To the left sits a spacious dual aspect living room with feature brick fireplace and stone hearth. There is a good-sized dining room with window to rear aspect and vaulted skylight currently utilised as a study. The stunning open plan kitchen/breakfast room is the real hub of the home, fitted with an extensive range of bespoke, Farrow and Ball hand painted units with stone worktops over. In addition, there is a range of Siemens integrated appliances and Grohe fittings. Bi-fold doors open on to an expansive rear terrace providing a superb space for al fresco dining.

The spacious first-floor landing has a window to front aspect, stairs rising to the second floor and doors to three bedrooms. A generous principal bedroom suite is a particular feature of the property with French doors leading out on to the rear roof terrace, door leading to an en suite bathroom with panelled bath, shower enclosure, wash hand basin, and W.C. Bedrooms two and three are double rooms with access to the Jack and Jill shower room with W.C, wash hand basin and shower enclosure.



The second-floor landing leads to two further bedrooms and storage cupboard. Bedroom four is a double bedroom with en suite shower room with W.C, wash hand basin, double shower enclosure and Velux window. The fifth bedroom is an additional suite with a range of built in wardrobes, window to rear aspect and ensuite bathroom with W.C, wash hand basin and panelled bath with shower attachment over.

Outside

To the front of the property is walled garden with iron gate leading to the paved pathway up to the front door and side gate, providing access to the rear of the property. There is a large patio area providing a delightful space for outdoor

entertaining where steps lead up to a large Astroturf terrace area with flower beds and wrought iron fencing, with open views over The Common. The property benefits from private off-road parking to the rear, accessed through electric gates.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

G

Service Charge

Approximately £600 per annum, reviewed yearly

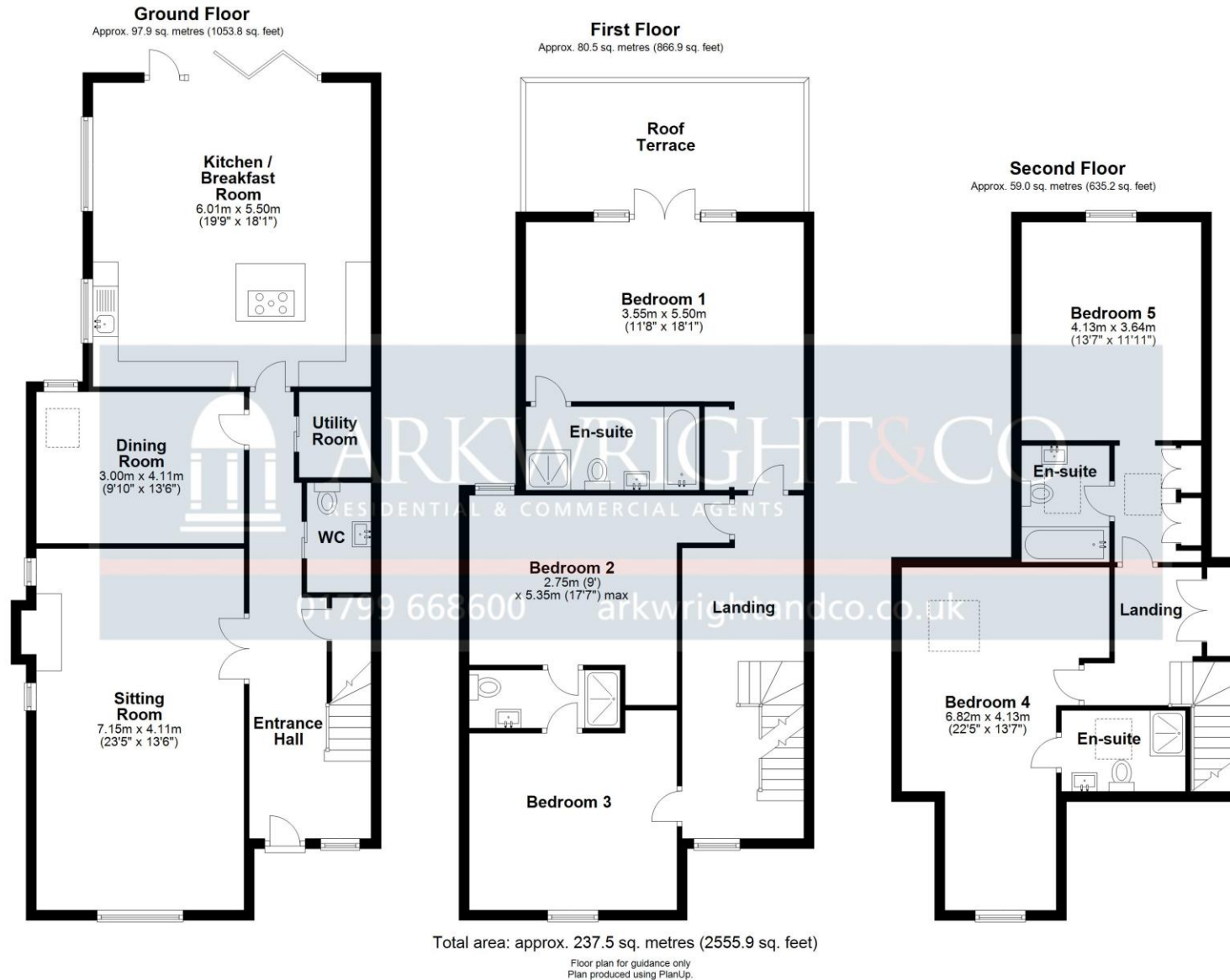
Tenure

Freehold









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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