



6 Monks Hill, Saffron Walden
CB11 3BW



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6 Monks Hill

Saffron Walden | Essex | CB11 3BW

Guide Price £525,000

- A superb, three/four-bedroom semi-detached property
- Extended and renovated throughout by the current owner
- Open plan kitchen/dining area with bi folding doors
- Principal bedroom with ensuite and dressing area
- Versatile converted garage
- Off road parking and good size rear garden
- EPC: D / Council Tax Band: D

The Property

A beautifully presented three/four-bedroom, two-bathroom, semi-detached family home which has been extended and renovated to a high specification by the current owner, ideally located within walking distance of Saffron Walden town centre. The property benefits from off road parking and good size rear garden.

The Setting

Monks Hill is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area including RA Butler, St Thomas Moore and Saffron Walden County High School which is now an academy school. For the commuter, Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 14 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, doors to the adjoining rooms and cloakroom/ utility room with W.C, wash hand basin, heated towel rail and unit with work surface over and undermounted sink incorporated. There is space and plumbing for appliances. The stunning kitchen is fitted with an extensive range of eye and base level units with quartz work surface over and undermounted sink. Integrated appliances include induction hob with extractor fan over, electric oven and dishwasher. There is space for an American fridge/freezer and a central island provides additional preparation space and breakfast bar. There is ample room for a dining table. Engineered oak flooring runs throughout the ground floor into the good size living room, filled with natural light from windows to front and side aspect and a feature fireplace with electric fire. In addition, the former garage has been converted to provide additional living accommodation with a window to rear aspect. It is currently utilised as a bedroom but could be used for a variety of purposes depending on requirements.



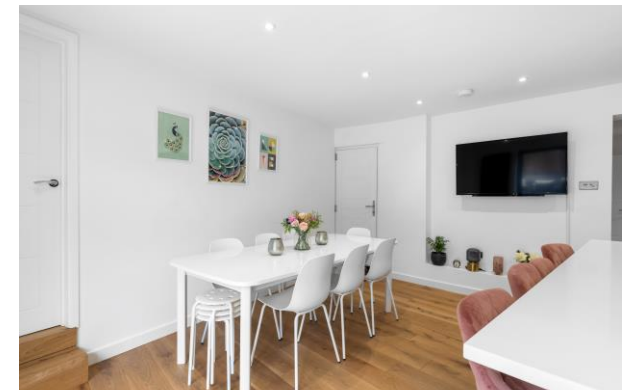


The first-floor landing has stairs rising to the second floor and doors to the adjoining rooms. Bedroom two is a generous double room with large window to front aspect. The third bedroom is a double room with window to rear aspect and built in storage. The recently fitted family bathroom comprises panelled bath with shower attachment over, W.C, vanity unit with wash hand basin incorporated and heated towel rail.

The second-floor landing has a window to rear aspect and door leading to the principal bedroom suite. A wonderful double room with Juliet balcony overlooking the rear garden and doors to a dressing area, currently utilised as a study with Velux window and modern ensuite. Comprising shower enclosure, W.C, vanity unit with sink incorporated, heated towel rail and Velux window.

Outside

To the front of the property is a block paved driveway providing off road parking for three vehicles and a lawned area with shrub borders. The rear garden is laid mainly with artificial lawn with established trees providing a high degree of privacy. A patio area is also an ideal space for al fresco dining.



Services

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

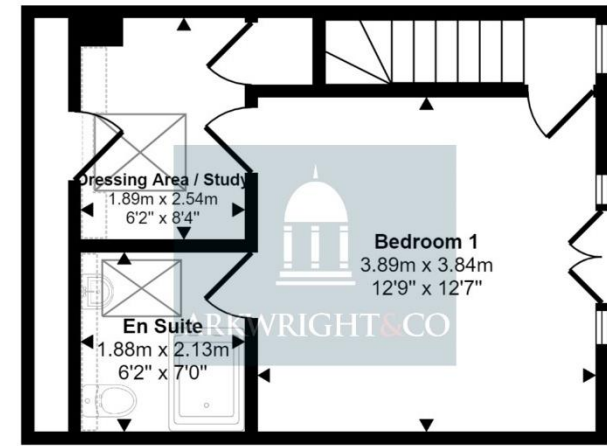
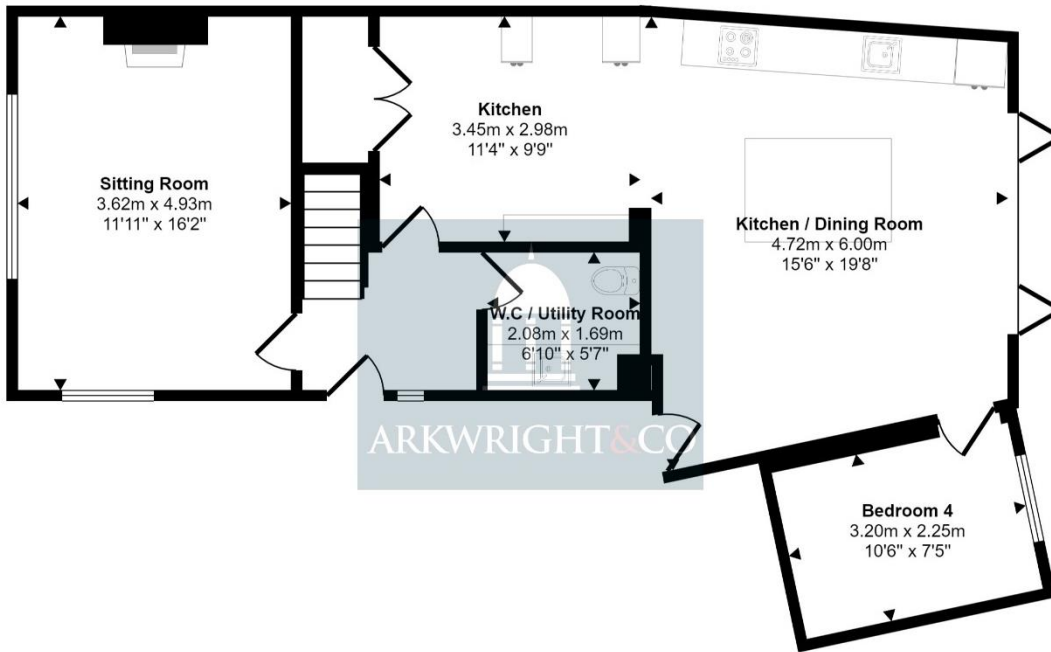
Tenure - Freehold

Property Type – Semi-Detached

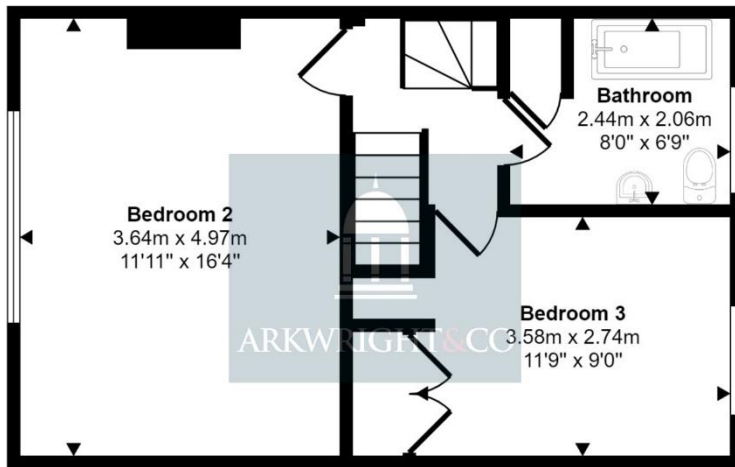
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council





Second Floor
Approx 31 sq m / 331 sq ft



First Floor
Approx 40 sq m / 430 sq ft

Approx Gross Internal Area
155 sq m / 1665 sq ft



Garage
Approx 9 sq m / 98 sq ft

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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