



9 Park Lane, Saffron Walden
CB10 1DA



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9 Park Lane

Saffron Walden | Essex | CB10 1DA

Offers Over £575,000

- An attractive, grade II listed three-bedroom property
- Characterful accommodation over three floors
- Separate dining room, sitting room and study to the ground floor
- Four-piece bathroom
- Charming, south facing rear garden
- Highly desirable and peaceful, town centre location
- Offered with no upward chain
- EPC: N/A / Council Tax Band: C

The Property

A charming, Grade II Listed semi-detached character cottage situated in this tucked away and highly desirable location, on a quiet no-through road, just a few minutes walk from Saffron Walden's historic market square, all local amenities, and the beautiful grounds of Audley End Country Estate. The property provides nicely proportioned and well-balanced living accommodation arranged over three floors with an attractive south-facing cottage garden and discounted permit parking less than a minutes' walk away.

The Setting

Park Lane is a quiet no-through road with plenty of character located towards the centre of Saffron Walden. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings, its tree-lined High Street and traditional Market Square, which hosts a vibrant market on Tuesdays and Saturdays. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy, Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport. The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides regular fast-train services to Tottenham Hale in 38 minutes and London Liverpool Street in less than an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

The Accommodation

In detail the property comprises a generous sitting room with window to front aspect, timber floor, brick fireplace with log burning stove, exposed timbers and door concealing stairs rising to the first floor. Set to the left is a useful study room with a window to the side aspect. There is a rear hallway which opens to a dining area, which has a window facing to the rear. The main bathroom comprises a 4-piece suite including bath, shower cubicle, W.C and vanity unit with wash hand basin. The kitchen has been refitted during recent times and contains a matching range of eye and base level units





complemented by wooden work tops and integrated appliances including fridge, oven, hob with extractor fan, slimline dishwasher, and a newly installed boiling water tap. There is a window looking out to the rear. Beyond the hall is a useful boot room/utility which provides space and plumbing for a washing machine and has a door opening into the south-facing rear garden.

The first-floor landing has doors to the adjoining rooms, a hidden linen cupboard and concealed stairs rising to the second floor. The principal bedroom looking out to the front features exposed beams and timbers, built-in storage cupboards and a brick fireplace. Bedroom two is a good size room with built in storage cupboard and window to the rear. There is an additional toilet accessed from the landing with W.C and washbasin. The top floor provides a further large bedroom with vaulted ceiling, exposed timbers and window looking out towards the church.

Outside

The property has a lockable side gate that leads round to the south facing garden, which extends to the rear of the property, where there is a large, well-maintained shed, additional storage area and neatly laid vegetable plot beneath



an apple tree. The garden itself is predominantly laid to lawn with a variety of well stocked flower beds and borders. The patio area provides an ideal space for outdoor entertaining or relaxing amongst the flowers in the sun.

Services

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

Tenure – Freehold

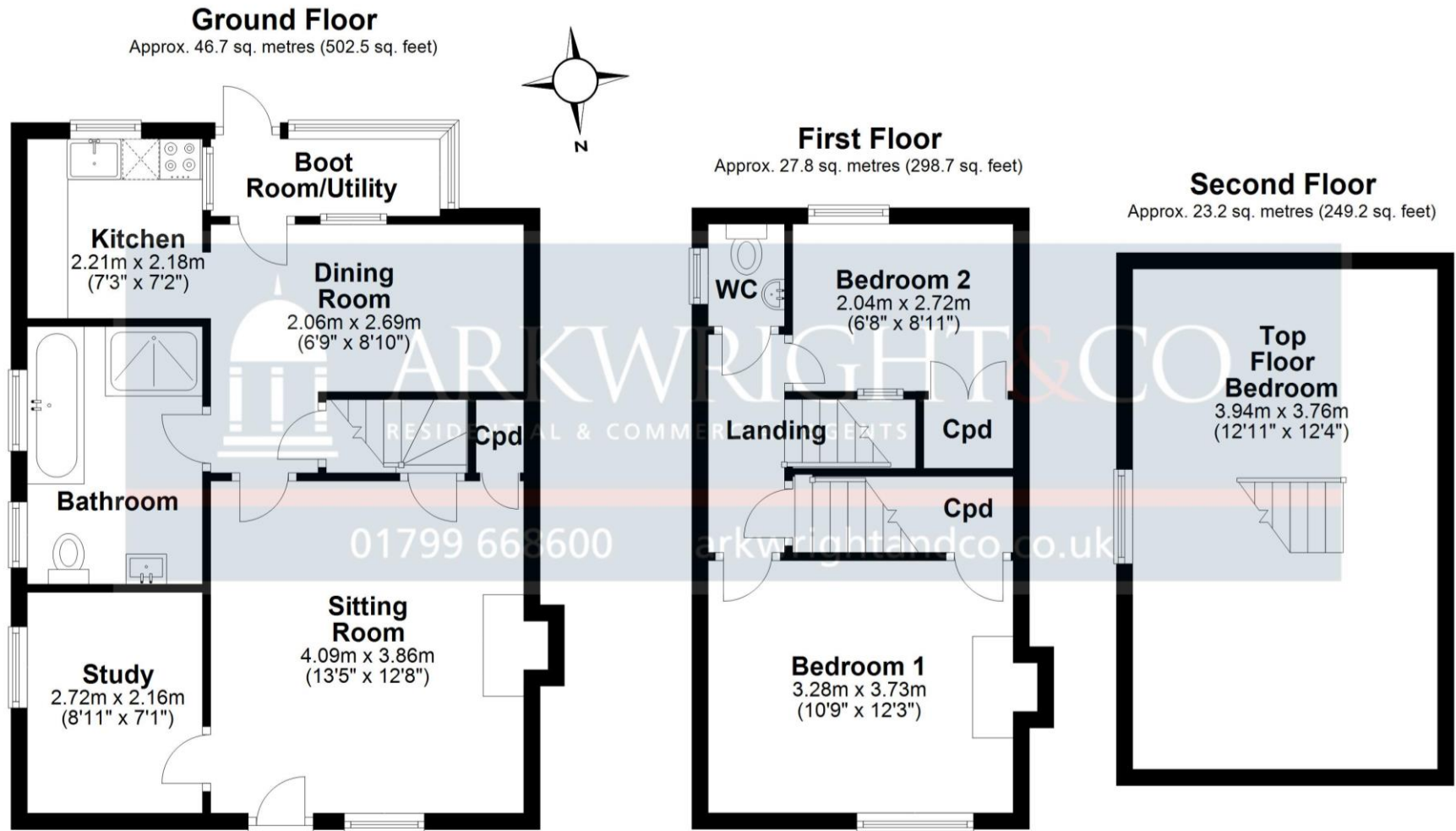
Property Type – Semi – detached

Property Construction – C17, Timber-framed and plastered

Local Authority – Uttlesford District Council

Council Tax - C





Total area: approx. 97.6 sq. metres (1050.5 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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