



10 Howard Road, Saffron Walden
CB10 2DB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

10 Howard Road

Saffron Walden | Essex | CB10 2DB

Guide Price £495,000

- A well-proportioned four-bedroom, two-bathroom, semi-detached family home
- Well maintained throughout and extended by the current owners
- Open plan kitchen/dining area
- Principal bedroom with ensuite
- Good size rear garden with large, decked area and summerhouse with light and power
- Onward chain complete
- Popular residential area
- EPC: C / Council Tax Band: C

The Property

A superb four-bedroom, two-bathroom, semi-detached property which has been lovingly maintained by the current owners. Benefitting from off road parking, rear garden and complete onward chain.

The Setting

Howard Road is conveniently situated just to the north side of The Common. Only 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 19 miles and Cambridge within 15 miles to the north.

The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor, two built in storage cupboards and doors to the adjoining rooms. The superb open plan kitchen/dining room is filled with natural light from two sets of double doors opening onto the rear garden and Velux window. Fitted with a matching range of eye and base level units with leather finish Granite worksurface over and undermounted sink unit. Integrated appliances included oven, grill, electric Hob with extractor fan over, dishwasher and two undermounted fridges. In addition, a utility room has a built in storage cupboard, space and plumbing for washing machine and tumble dryer with worksurface over and sink unit incorporated, door to downstairs cloakroom and a door providing side access. The ground floor is completed by a generous sitting room with feature fireplace and double doors leading onto the rear garden.





The first-floor landing provides access to the loft hatch has a built-in storage cupboard and doors to the adjoining rooms. The principal bedroom has a window to rear aspect and door to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom two is a good-sized double room with large built-in wardrobes and window to rear aspect. Bedroom three is a good size room with built in storage currently utilised as a dressing room with window to front aspect. The fourth bedroom is again, a good size with built in storage cupboard and window to rear aspect. The family bathroom comprises 'P' shaped bath with shower over, and W.C. and wash hand basin.

Outside

To the front of the property is a gravelled driveway providing off road parking for four Vehicles. There is gated side access leading to the generous rear garden. Adjacent to the property is an expansive, wrap around decked area providing an ideal area for outdoor entertaining and al fresco dining. The remainder of the garden is laid to lawn with mature shrubs and tree borders. A superb timber summerhouse is currently utilised as a gym, fitted with light and power so could be utilised for a variety of purposes depending on requirements.



Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is accessible.

Tenure – Freehold

Property Type – Brick built with tiled roof

Property Construction – Semi-detached

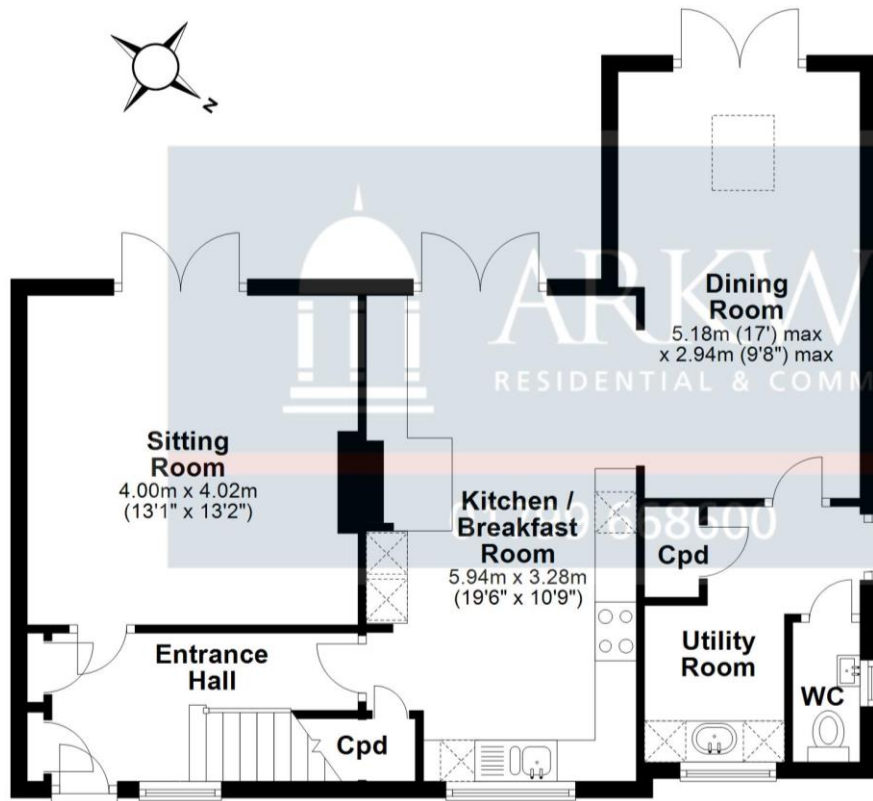
Local Authority – Uttlesford District Council

Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is a relative of an Arkwright&co employee.



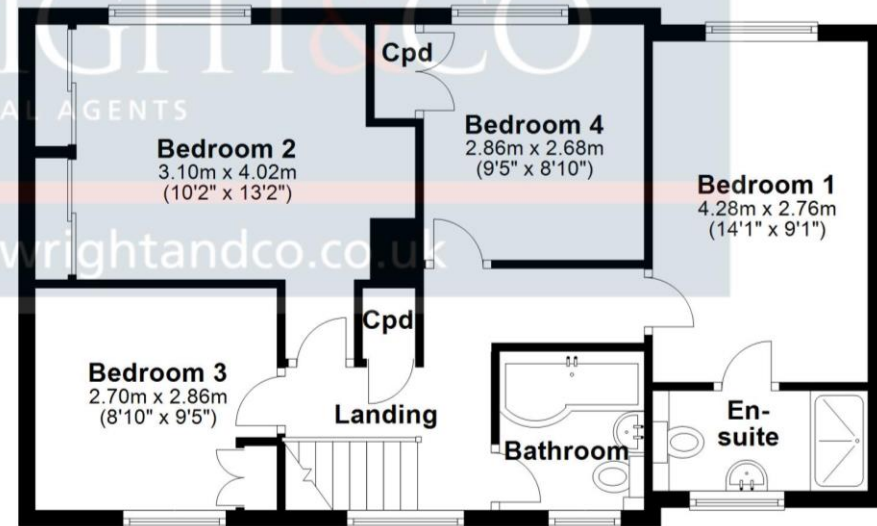
Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



Total area: approx. 123.4 sq. metres (1328.2 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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