



9 Springhill Road, Saffron Walden
CB11 4AH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

9 Springhill Road

Saffron Walden | Essex | CB11 4AH

Guide Price £1,050,000

- A well-proportioned, three-bedroom, two bathroom detached property
- Wonderful, recently reconfigured family bathroom
- Renovated by the current owners with further scope to extend
- Off road parking, garage and attractive rear garden
- Planning permission granted to design a four/five bedroom home, ref UTT/23/0655/HHF
- Highly regarded residential, town centre location
- Three reception rooms
- EPC: D / Council Tax Band: E

The Property

A wonderful opportunity to create a 4/5-bedroom detached family home in a much sought after area within close proximity to Saffron Walden town centre with planning permission granted. Currently the property has three-bedrooms and two bathrooms, providing well-appointed living accommodation with a wonderful characterful feel, benefiting from off road parking, garage and rear garden.

The Setting

Springhill Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. 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 a regular service to London's Liverpool Street, in about 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 an entrance hall entered via a solid oak front door with attractive stained-glass panelling, stairs rising to the first floor, understair storage cupboards and doors to the adjoining rooms. A wonderful





living room with a large bay window to the front aspect and feature fireplace with log burner. Further a generous sitting room with a feature gas fireplace with exposed brickwork to the chimney breast, opening into a conservatory via glazed doors with French door leading out to the garden.

The dual aspect, large kitchen/breakfast room is set to the rear of the property, fitted with a matching range of base and eye level units with work surface over incorporating a sink unit and electric hob, electric double oven and space for a dishwasher and a separate pantry with original marble shelf. Leading off to the side of the kitchen is a useful utility/storeroom with door leading out to the garden and a shower room. Comprising shower enclosure, W.C and wash hand basin.

The first-floor landing provides **access to the loft hatch?**, window to side aspect and doors to the adjoining rooms. The principal bedroom is a good size double room with built in wardrobe and window to rear aspect. Bedroom two is a double room with built in wardrobe and window to front aspect. A third bedroom is a good size with window to front aspect. A stunning, recently reconfigured and installed family bathroom comprises freestanding bath, double wall hung vanity unit, W.C and double shower enclosure.



Outside

The property boasts a pleasant position set back from the road in an elevated position behind a small front garden which is laid to lawn. There is a side drive providing off road parking as well as access to a generous single garage. Access to the rear garden can be gained via a gate to the side of the garage.

The mature and attractive south facing rear garden is of a generous size and is laid mainly to lawn together with a variety of trees, shrubs and bushes. There is a small patio area set off the rear of the property connecting via French doors to the conservatory to provide a pleasant entertaining area.

Services

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

Tenure - Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

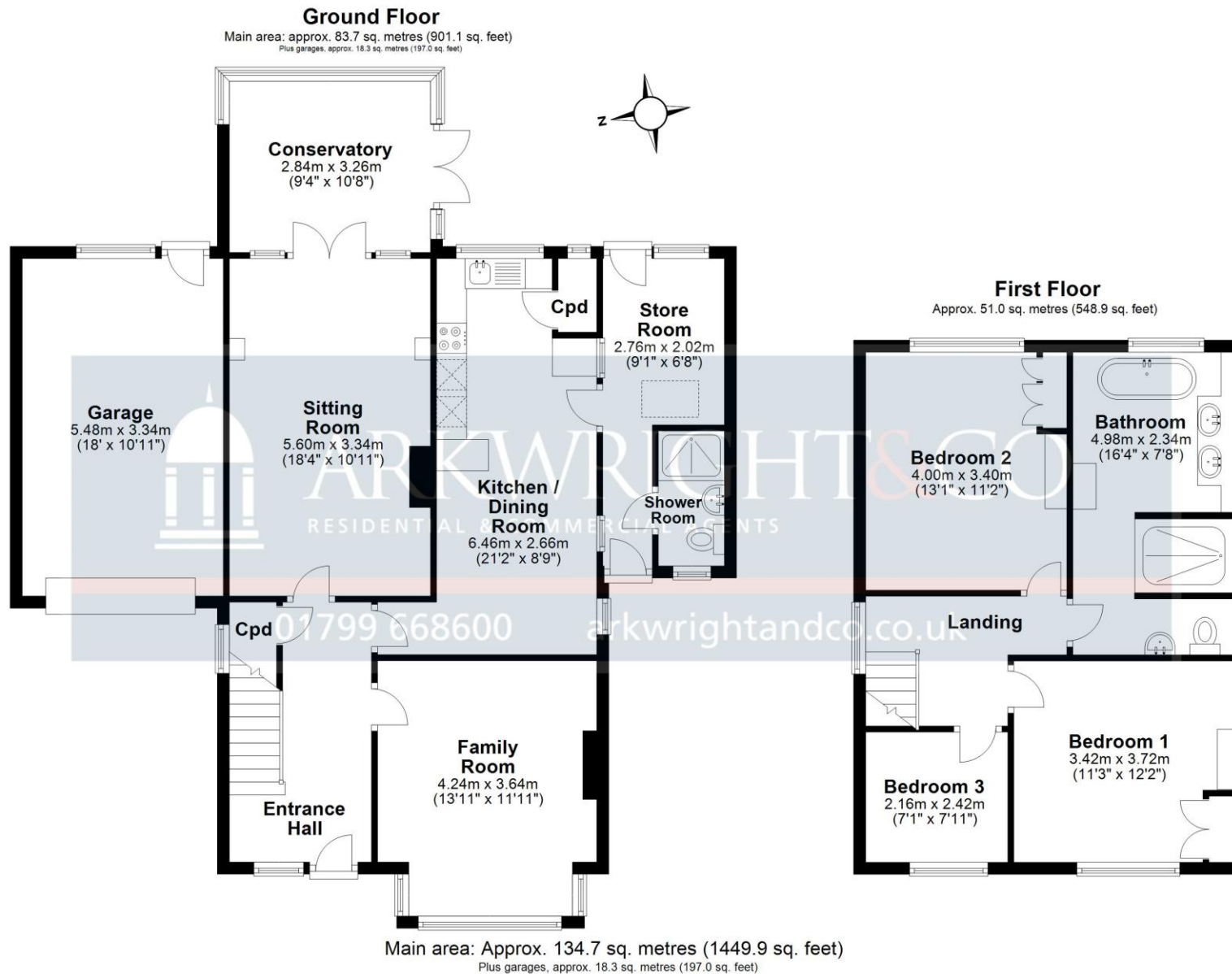
Local Authority – Uttlesford District Council

Council Tax - E









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.



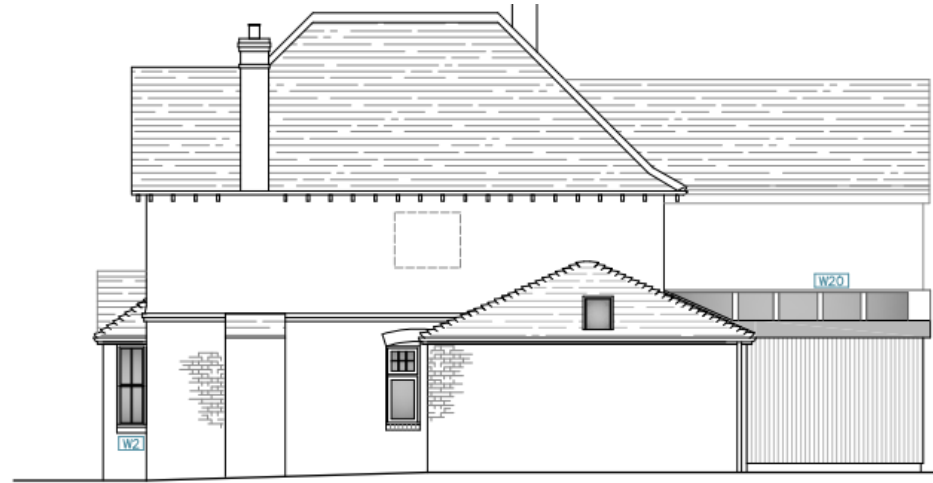
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Proposed Elevations

all windows on front elevation to be replaced



FRONT ELEVATION



SIDE ELEVATION

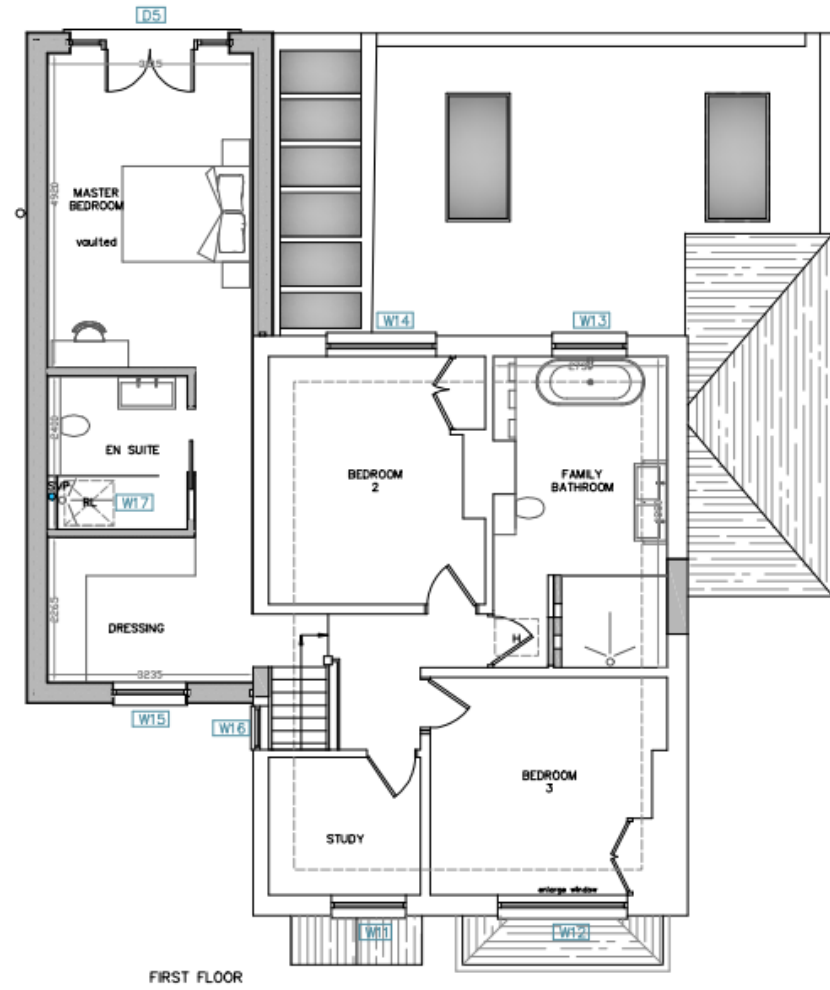
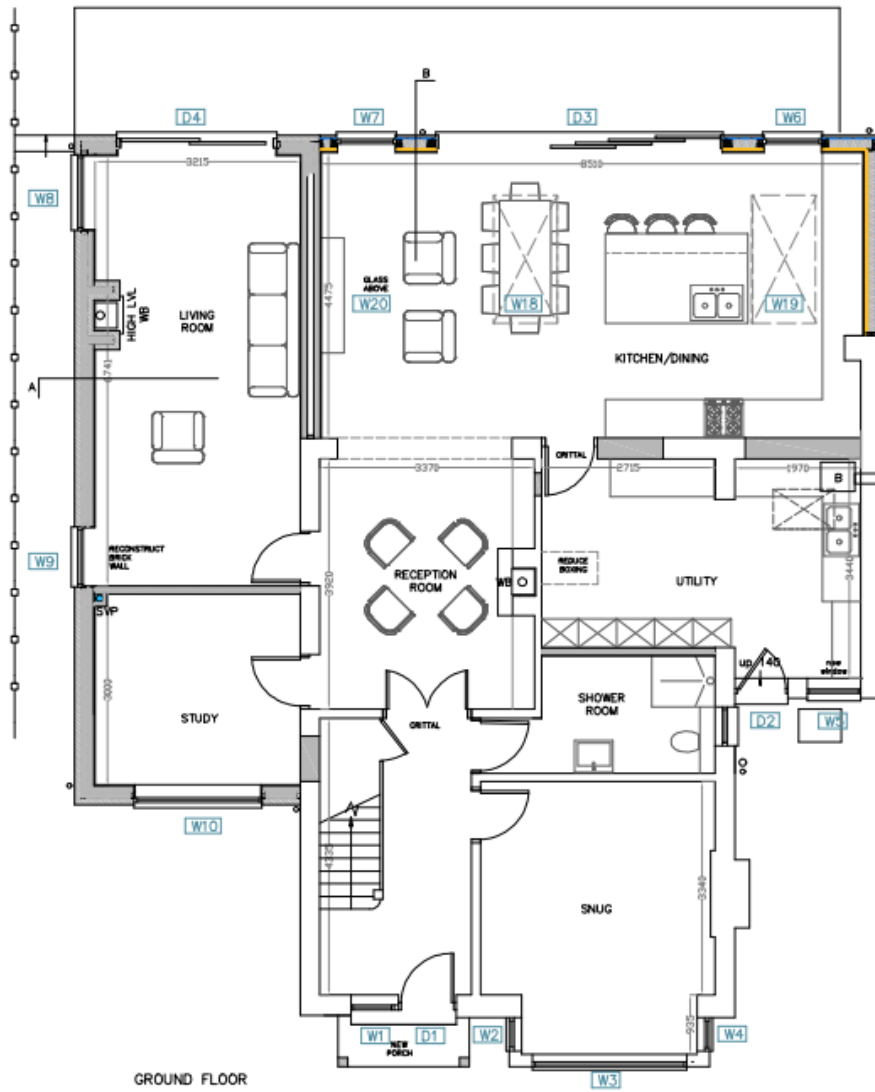


REAR ELEVATION



SIDE ELEVATION

Proposed Floorplan





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