



4 Aspin Mews, Saffron Walden  
CB10 2EL



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 4 Aspin Mews

Saffron Walden | Essex | CB10 2EL

## Guide Price £325,000

- A beautifully presented two-bedroom end of terrace home
- Newly installed kitchen
- Living room with bi folding doors
- First floor bathroom
- Good size south facing rear garden
- Allocated parking for two vehicles
- Within walking distance of the town centre
- EPC: C

### The Property

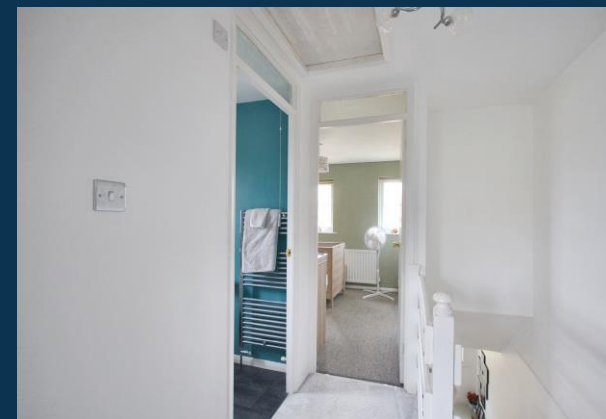
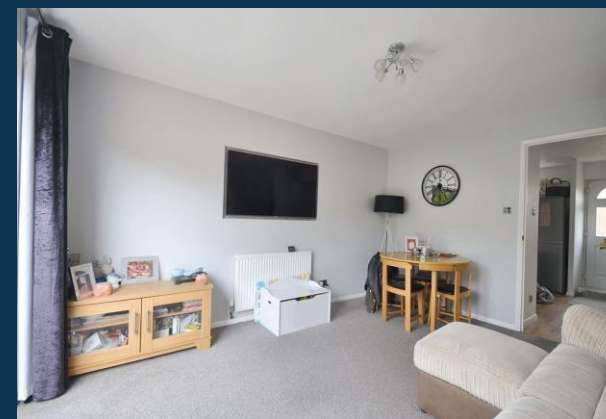
A superb two-bedroom end of terrace property which has been renovated throughout by the current owners, ideally situated in this popular residential location. The property benefits from allocated parking and rear garden.

### The Setting

Aspin Mews is situated on the edge of this established residential development conveniently situated to the north east of Saffron Walden town centre. 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.

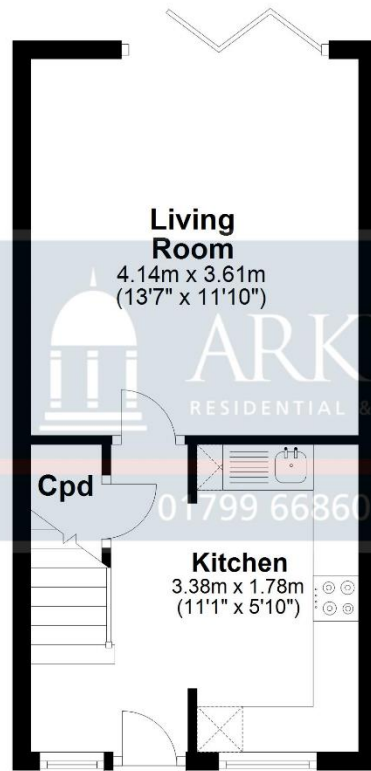
### The Accommodation

In detail the property comprises of an entrance hallway with window to front aspect, stairs rising to the first floor with understair storage cupboard and doors the adjoining rooms. The recently fitted kitchen has a window to front aspect and a matching range of eye and base level units with laminated worksurface over and sink unit incorporated. Integrated appliances include gas hob with extractor fan over, oven and built in dishwasher. There is space and plumbing for a fridge/freezer and washing machine. A good size living room has newly installed bi-folding doors leading onto the rear garden. The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. Bedroom one is a double bedroom with window to rear aspect. Bedroom two is a good size room with window to front aspect and two built in cupboards. The family bathroom comprises panelled bath with shower attachment over, vanity unit with wash hand basin, W.C and heated towel rail.



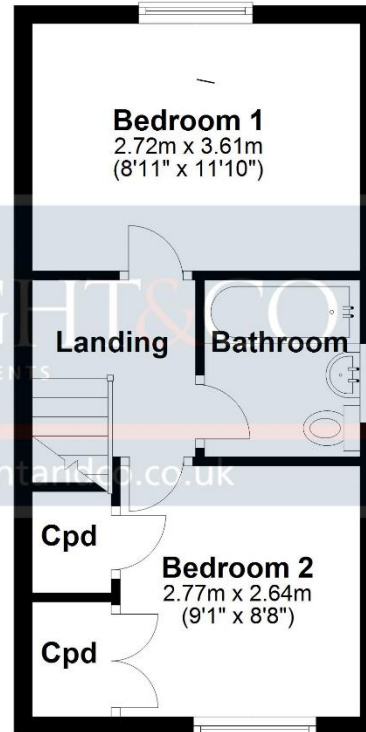
## Ground Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 55.1 sq. metres (592.6 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.



### Outside

To the front of the property is a garden area laid mainly to lawn with path to front door. There is gated side access to the enclosed rear garden which is laid predominantly to lawn with a patio area ideal for al fresco dining. There are two allocated parking spaces to the side of the property.

### Services

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

**Tenure** – Freehold

**Property Type** – End of Terrace

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - C



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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