



40 Clay Pit Piece, Saffron Walden
CB11 4DR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

40 Clay Pit Piece

Saffron Walden | Essex | CB11 4DR

Guide Price £370,000

- A well proportioned three bedroom end of terrace property
- Open plan living/dining area
- Conservatory
- Off road parking & garage
- Good size rear garden
- Popular residential area
- Offered with no upward chain
- EPC: C / Council Tax Band: C

The Property

A well-appointed three-bedroom semi-detached property located in a popular residential area. Benefitting from off road parking, garage, rear garden and is offered with no upward chain.

The Setting

Clay Pit Piece is located on the edge of town and 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 of an entrance hall with stairs rising to the first floor and door into the sitting room. A generous open plan lounge/dining room with window to front aspect, filled with natural light from sliding double doors opening into the conservatory, understair storage cupboard and door to the kitchen. Fitted with a matching range of eye and base level units with work surface over and inset sink. Integrated appliances include oven and hob with extractor fan over. There is space and plumbing for a washing machine and fridge/freezer.

The first-floor landing provides has a built-in storage cupboard and doors to the adjoining rooms. Bedroom one is a double room with window to front aspect and access to the loft hatch. Bedroom two is a double room with windows to





rear aspect. The third bedroom is a good size with window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin

Outside

To the front is a driveway providing off road parking for two vehicles and access to the garage with up-and-over-door. There is gated side access to the good size rear garden which is laid mainly to lawn with a variety of mature trees and shrubs whilst backing onto playing fields and with a southerly aspect.

Services

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

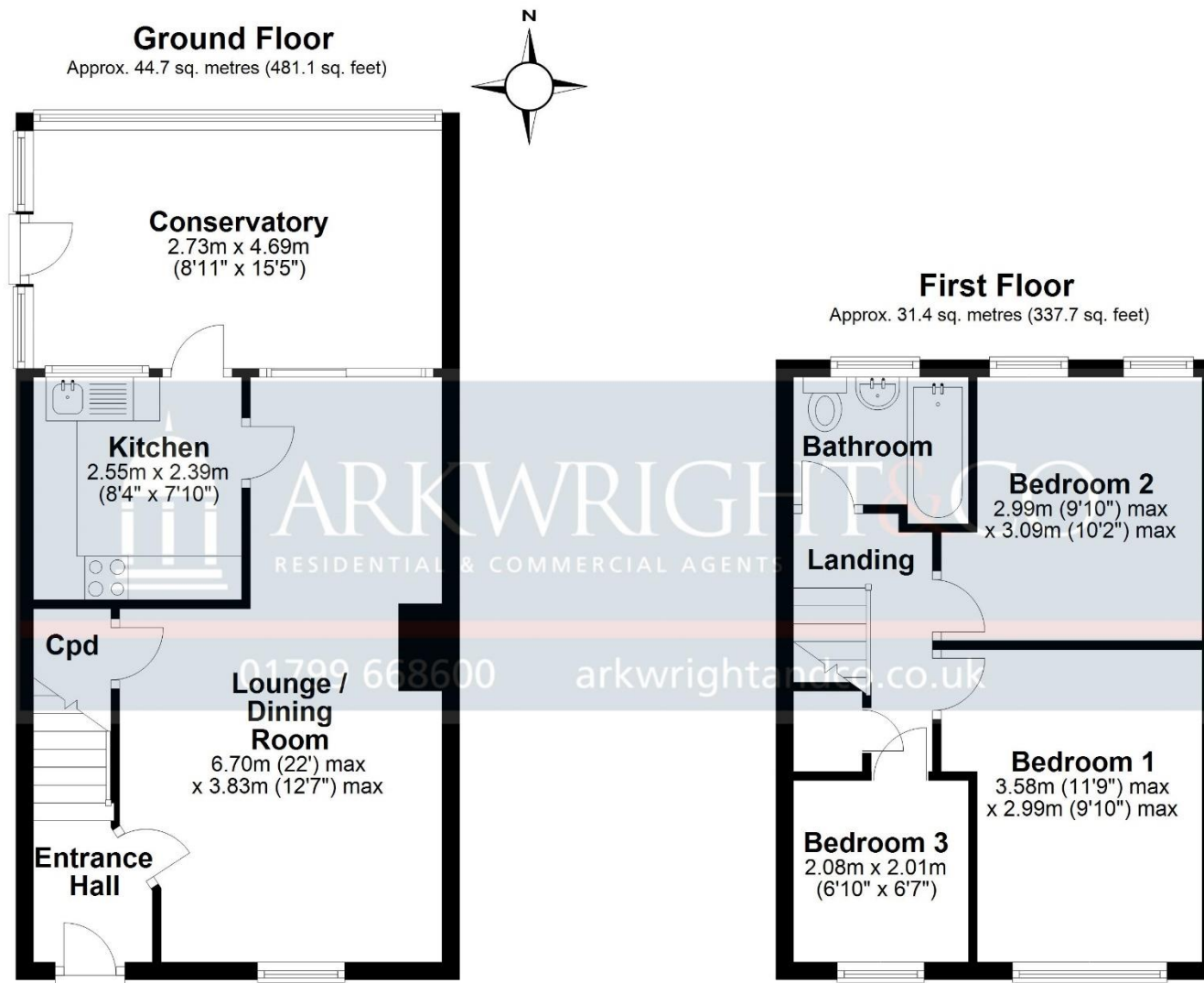
Tenure – Freehold

Property Type – End of terrace

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council





Total area: approx. 76.1 sq. metres (818.8 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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