



3 Pound Walk, Saffron Walden  
CB10 2EJ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 3 Pound Walk

Saffron Walden | Essex | CB10 2EJ

Guide Price £1,150,000

- A well-appointed five-bedroom, two-bathroom family home
- Excellent opportunity to remodel and extend subject to necessary planning consents
- Generous triple aspect sitting room
- Principal bedroom with ensuite
- Double garage and ample off-road parking
- Established wrap around gardens
- Highly desirable town location within walking distance of the town centre
- EPC: D

## The Property

A well-proportioned and rarely available five-bedroom detached family home, occupying a good size plot with attractive garden, ample off-road parking and ideally located in the heart of town and a short walk to The Common.

## The Setting

Conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter, Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

## The Accommodation

The property, which was built in the early 1980'S, offers well-appointed living accommodation with an excellent degree of flexibility in its layout. In detail the accommodation comprises of a large entrance hall with staircase leading to the first floor, a cloakroom, and door leading off to: a large light and airy living room with windows to front, side and rear aspects, a gas fire with stone surround and door leading through to a study/snug with window to rear aspect. A good size dining room with window to front aspect and service hatch through to the kitchen. The kitchen is fitted with a range





of base and eye level units with work surface offer incorporating a sink unit and gas hob, with extractor hood over and electric oven below. Further appliances include a dishwasher, fridge and freezer. A window to rear provides views of the garden and door leads through to the good size utility room with further built in units and plumbing for a washing machine. There is a window to the rear aspect as well as a door leading out to the rear garden, and a further door to the front providing access to the front garden and garage.

On the first floor the property benefits from five good size bedrooms including a principal bedroom with en suite, with bedroom five currently being utilised as a study. There is also a family bathroom, with all rooms being accessed off a good size galleried landing giving a wonderful sense of space.



### Outside

The property sits on a good size, corner plot with established wrap around gardens laid mainly to lawn with a variety of shrubs, trees and bushes as well as an attractive pond. The house sits behind a flint wall to the front and is approached via a paved pathway leading to the front door.

A shared side driveway provides access to the double garage as well as additional off-road parking, with a further paved pathway leading to the side utility.

## Services

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

Tenure – Freehold

Property Type - Detached

Property Construction –Brick with tiled roof

Local Authority – Uttlesford District Council

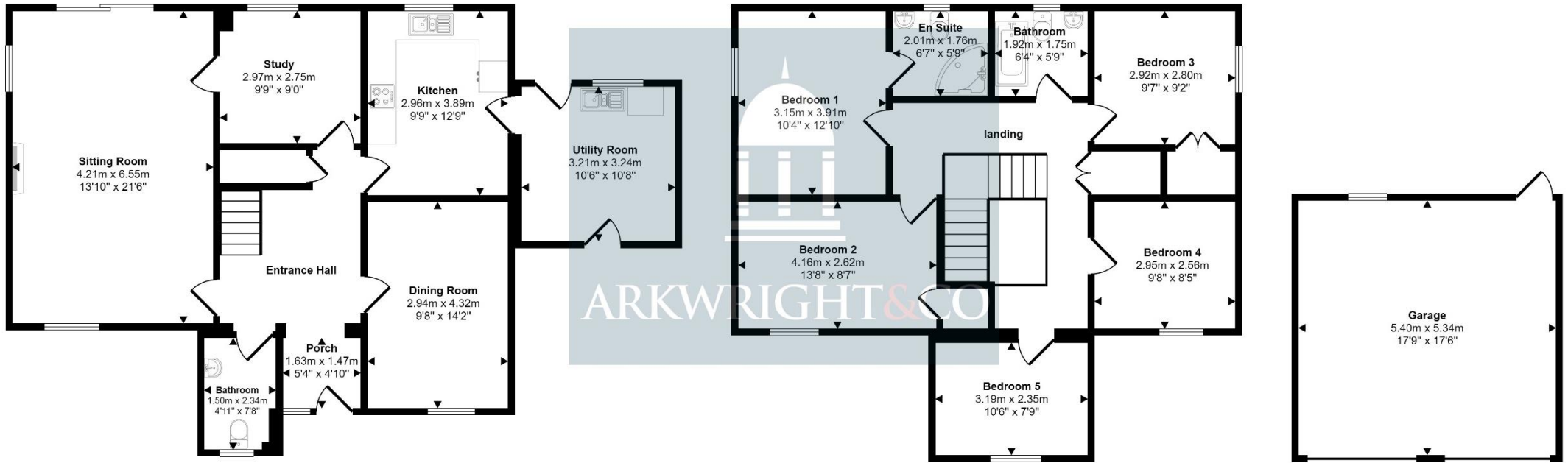
Council Tax - F







Approx Gross Internal Area  
199 sq m / 2141 sq ft



Ground Floor  
Approx 92 sq m / 994 sq ft

First Floor  
Approx 78 sq m / 836 sq ft

Garage  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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