



8 Little Larchmount, Saffron Walden  
CB11 4EF



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RESIDENTIAL & COMMERCIAL AGENTS

# 8 Little Larchmount

Saffron Walden | Essex | CB11 4EF

## Guide Price £525,000

- Spacious, three bedroom detached property
- Good size, walled rear garden
- Scope to modernise & extend, sold with planning permission to extend ref UTT/23/1730/HHF
- Well established residential area
- Family bathroom & downstairs W.C.
- Catchment for highly regarded local schooling
- Garage & off-road parking
- EPC: E
- No upward chain
- Council Tax Band: D

### The Property

A detached, three-bedroom property with scope to modernise and extend; planning permission for extensive kitchen/dining area with bedroom above currently granted UTT/23/1730/HHF. The property is ideally located for access to the town centre and highly regarded, primary and secondary schools. In addition, there is a garage and good size rear garden and the property is offered with no upward chain.

### The Setting

Little Larchmount is an established residential area conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The development is ideally situated for Saffron Walden County High as well as other local schooling. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

### The Accommodation

In detail the property comprises of a good size entrance hall where stairs rise to the first floor, built in storage cupboard and a door leading to a cloakroom with W.C and wash hand basin. A generous, dual aspect living room, with large window to front, shelved storage cupboard, two radiators and a door leading to the rear garden. There is a feature open fireplace with overmantle. The good size kitchen is fitted with a range of matching eye and base level units with work surface over and inset sink. Integrated appliances include electric oven and gas hob. There is a dishwasher and washing machine. A personal door provides access to the side and rear garden.





The good size landing benefits from a storage/airing cupboard and has doors leading to the three bedrooms and family bathroom. Bedroom 1 is a double bedroom with large window with views over the garden. Bedroom 2 is a double bedroom with garden views and built in storage cupboard. Bedroom 3 is a good size room with access to loft hatch, built in storage cupboard and also garden respect. The family bathroom comprises panelled bath with shower attachment over, W.C and wash hand basin.

### Outside

The property is set in in a small cul-de-sac, within walking distance of the town centre and schools. To the front of the property is a driveway providing access to the garage with up and over door and benefits from a rear door to garden. There is gated access to the side of the property which leads to the rear garden, which is part walled and mainly laid to lawn with well stocked flower and shrub borders.



### Services

All mains services are connected. Ultrafast broadband is available and mobile signal is good.

### Local Authority

Uttlesford District Council

### Tenure

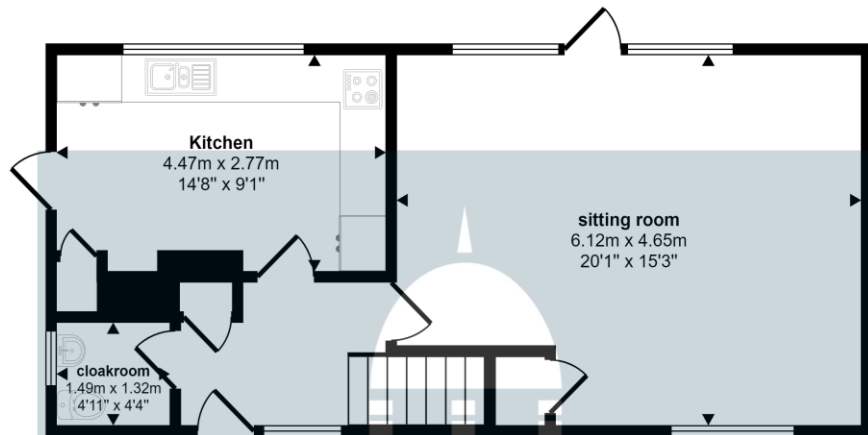
Freehold

### Property Construction

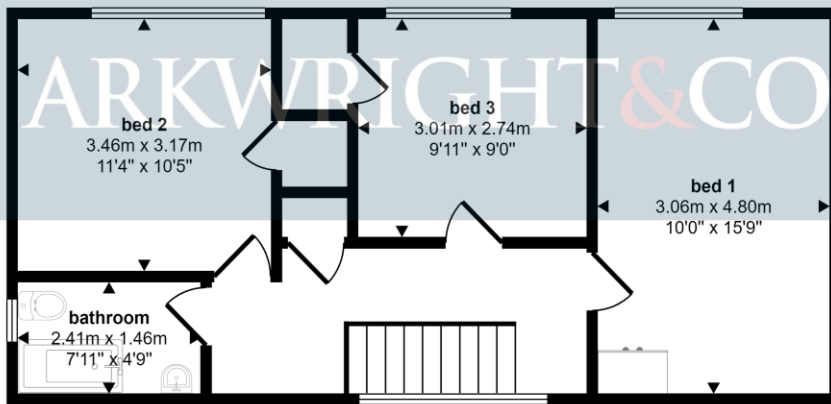
Brick built with tiled roof



Approx Gross Internal Area  
102 sq m / 1096 sq ft



Ground Floor  
Approx 50 sq m / 541 sq ft



First Floor  
Approx 52 sq m / 555 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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