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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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LONDON ROAD, SAFFRON WALDEN, ESSEX, CB11 4ED

OFFERS OVER £450,000



LONDON ROAD SAFFRON WALDEN

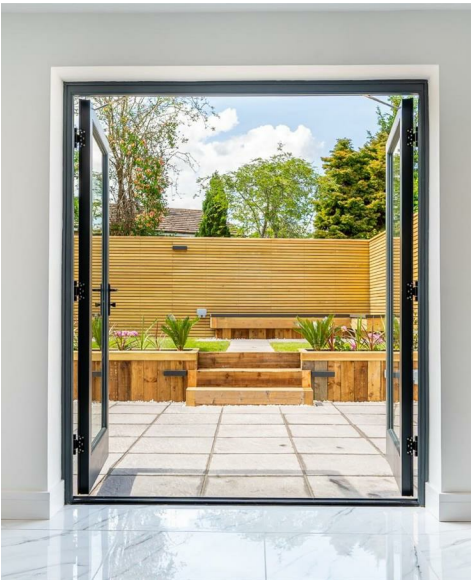
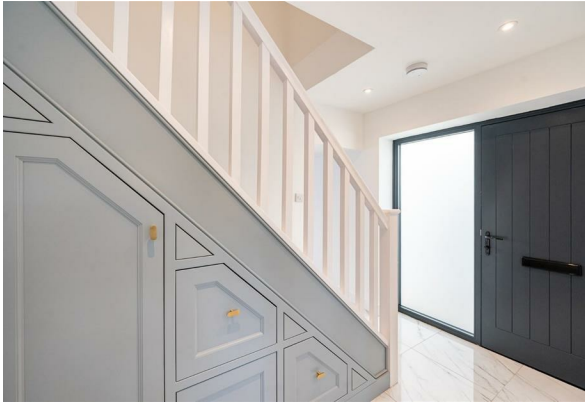
Nestled in the heart of Saffron Walden, a charming commuter town celebrated as the best place to live by "The Sunday Times," this recently refurbished semi-detached cottage offers a perfect blend of modern comfort and traditional charm. With two spacious double bedrooms and two well-appointed bathrooms, this property is ideal for those seeking a stylish yet practical home.

Upon entering, you are welcomed into a thoughtfully designed ground floor that features a delightful living room, perfect for relaxation. The kitchen/dining room is a standout space, ideal for entertaining family and friends, while the utility room and cloakroom add to the convenience of everyday living. The ground floor is enhanced by bespoke carpentry and underfloor heating, ensuring a warm and inviting atmosphere throughout.

As you ascend to the first floor, you will find two generously sized double bedrooms, each equipped with bespoke built-in wardrobes and en-suite facilities, providing both comfort and privacy.

The exterior of the property is equally impressive, boasting a beautifully landscaped rear garden that serves as an ideal setting for outdoor gatherings and leisurely afternoons.

This cottage not only offers a superb living space but also places you in a vibrant community with excellent amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property is a wonderful opportunity to enjoy the best of Saffron Walden living.





- Two Double Bedrooms
- Two En-Suite Facilities
- Fully Refurbished Semi-Detached Cottage
- Bespoke Carpentry Throughout
- High Specification Finish
- Beautifully Landscaped Rear Garden
- Kitchen/Dining Room & Formal Living Room With Wood Burning Stove
- Utility Room & Cloakroom
- Walking Distance To Town Centre & Main Line Train Station
- No Onward Chain

Entrance Hall

Double glazed full height window to side aspect, tiled flooring with underfloor heating, stairs rising to the first floor landing, bespoke under stairs storage, inset spotlights, power points, doors to.

Living Room

13'1" x 11'4" (3.99 x 3.47)

Double glazed window to front aspect, central fireplace with inset wood burning stove, bespoke built-in storage cupboards, inset spotlights, Victorian style radiator, T.V point, power points.

Kitchen/Dining Room

13'3" x 12'7" (4.05 x 3.86)

Double glazed French doors leading to the rear garden, bespoke fitted kitchen with base and eye level units and Granite working surface over, Granite splashbacks, built-in coffee station, inset oven, induction hob with downdraft extractor, inset sink with mixer tap, integrated dishwasher, integrated full height fridge/freezer, tiled flooring with underfloor heating, inset spotlights, power points, feature lighting.

Utility Room

5'10" x 5'9" (1.79 x 1.77)

Double glazed window to rear aspect, bespoke fitted units with Granite working surfaces over, inset sink with drainer unit, space for washing machine, space for tumble dryer, pull out dryer, inset spotlights, tiled flooring with underfloor heating, power points.

Cloakroom

Double glazed window to rear aspect, concealed cistern W.C, wash hand basin, tiled flooring with underfloor heating, inset spotlights.

First Floor Landing

Doors to.

Principal Bedroom

13'0" x 11'3" (3.97 x 3.44)

Double glazed window to front aspect, a range of bespoke built-in wardrobes with space for T.V, Victorian style radiator, inset spotlights, power points, door to.





En-Suite

9'2" x 5'6" (2.81 x 1.69)
Double glazed window to rear aspect, enclosed bath with mixer taps, separate rainfall head over with additional attachment & glass enclosure, W.C, wash hand basin with vanity drawers below, heated towel rail, LED vanity mirror, fully tiled, inset spotlights, extractor fan.

Bedroom Two

12'8" x 10'11" (3.87 x 3.33)
Double glazed window to rear aspect, a range of bespoke built-in wardrobes, Victorian style radiator, inset spotlights, power points, door to.

En-Suite

Double glazed window to rear aspect, walk-in shower with rainfall head & additional attachment, glass enclosure, wash hand basin with vanity drawers below, W.C, heated towel rail, LED vanity mirror, fully tiled, inset spotlights, extractor fan, LED lit recessed shelf.

Landscaped Garden

To the rear of the property is a patio area with steps leading to a raised lawn. A paved pathway leads to an additional patio area with an L-shaped bench seat. The garden has been landscaped to the highest standard. The garden further benefits from raised flower beds, wood slatted fencing, feature lighting, power points, and side access via a timber gate.

Location

Saffron Walden, a historic market town in Essex, has been named the best place to live in the UK for 2025 by The Sunday Times. This accolade highlights the town's blend of medieval charm, vibrant community, and modern amenities. The town benefits from fantastic transport links to London & Cambridge via Audley End Train Station, M11 and bus services. Various green spaces are dotted around the town including the central common. Fantastic educational facilities are in the town from primary to secondary education & sixth form.

