



8 The Dreys, Swards End
CB10 2LL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 The Dreys

Sewards End | Essex | CB10 2LL

Offers Over £375,000

- A well-proportioned three bedroom, two bathroom property
- Good size kitchen/ diner
- Ground floor wet room and first floor shower room
- Generous south facing rear garden
- Garage and ample off-road parking
- Uninterrupted countryside views
- Offered with no upward chain

The Property

A well appointed three bedroom, two bathroom semi detached family home, ideally located in the village of Sewards End. Benefitting from a generous south facing rear garden, garage, off road parking and offered with no upward chain.

The Setting

The Dreys is a small cul-de-sac off Cole End Lane in Sewards End which is located just to the East of the market town of Saffron Walden. The town offers a good range of local facilities including a wide selection of restaurants, coffee bars and local shops. The town is also well served with private and state schooling, in particular the Saffron Walden County High School and Joyce Franklin Academy School at Newport. Both are within 3 and 5 miles respectively. For the commuter, Audley End Station is within 4 miles and provides a regular service to Londons Liverpool Street (55 minutes). Stansted Airport, provides an ever increasing service to Europe and international destinations.

The Accommodation

In detail the property comprises an entrance porch with window to side aspect, opening into a welcoming hallway with stairs rising to the first floor, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. A spacious sitting room with a feature brick fireplace and French doors opens onto the rear garden. The dining room, positioned centrally, connects seamlessly to a modern kitchen, finished with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances. An inner hallway has doors to the garage, garden room with door to the rear and a wet room. Comprising a shower, W.C and wash hand basin.

The first-floor landing has doors to the three bedrooms, built in storage cupboard and shower room. Bedroom one is a dual aspect double room with built in cupboard. Bedroom two is a double room with window overlooking the garden and countryside beyond. A third good size room has a window to front aspect. The shower room comprises W.C, wash hand basin and plumbing for a shower.



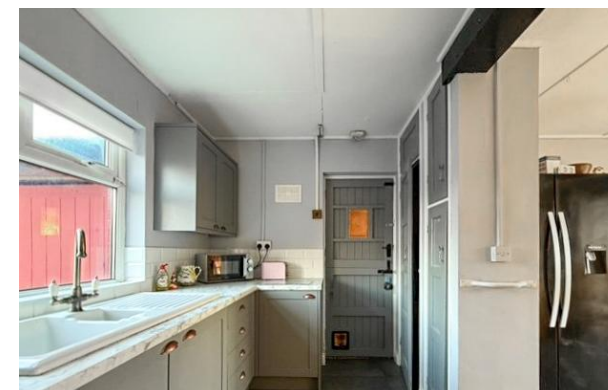


Outside

To the front of the property, is a driveway offering off-street parking and access to the garage with light and power connected. There is a lawned area with mature hedging. The large south facing rear garden is fully enclosed and predominantly laid to lawn with a selection of shrubs and plants. There are wonderful views of the open farmland to the rear of the garden.

Services

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



Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick with tiled roof

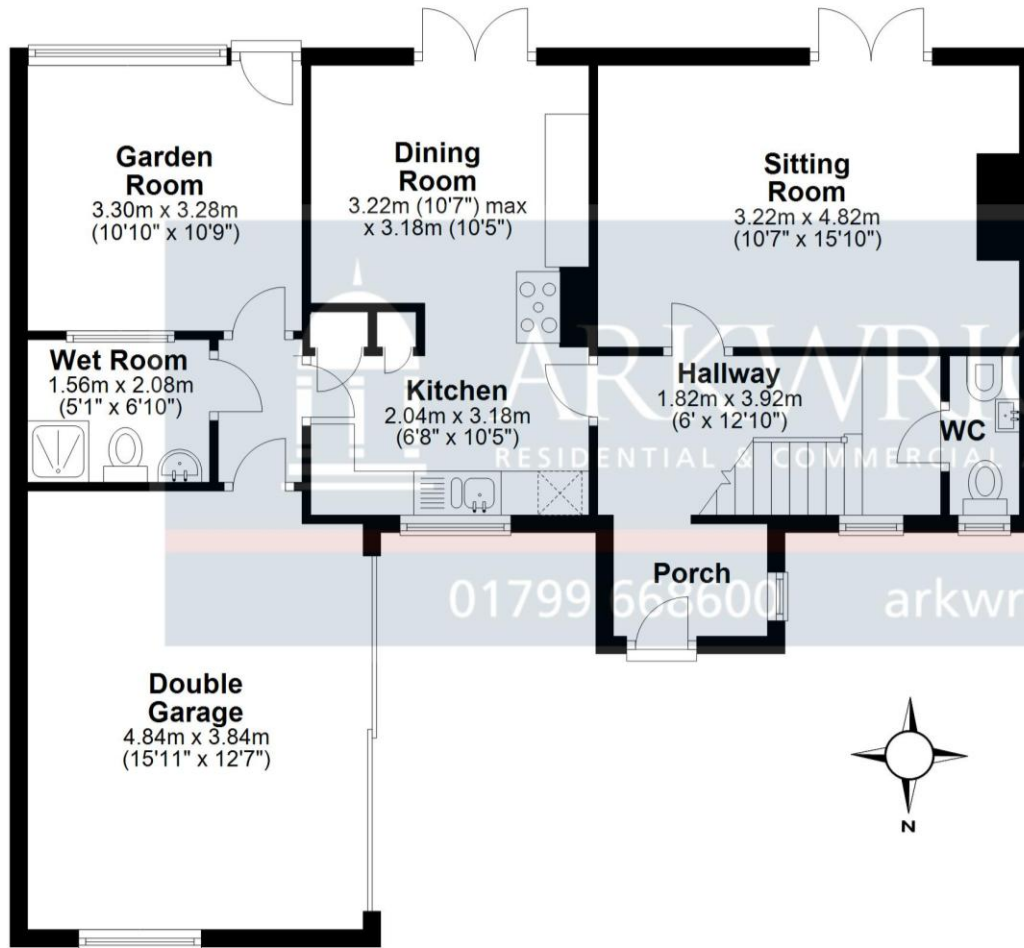
Local Authority – Uttlesford District Council

Council Tax– C



Ground Floor

Main area: approx. 61.7 sq. metres (664.3 sq. feet)
Plus garages, approx. 18.4 sq. metres (198.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



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Main area: Approx. 104.4 sq. metres (1123.9 sq. feet)

Plus garages, approx. 18.4 sq. metres (198.3 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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