



36 Landscape View, Saffron Walden
CB11 4AU



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36 Landscape View

Saffron Walden | Essex | CB11 4AU

Guide Price £700,000

- A well proportioned four bedroom semi detached family home
- Accommodation over three floors
- Scope to extend, remodel and modernise throughout subject to necessary permissions
- Two receptions rooms
- Three double bedrooms
- Established, west facing rear garden
- Mature plot approaching 0.2 acre
- Popular residential location
- EPC: E

The Property

A rarely available four bedroom semi detached family home with a superb west facing rear garden, off road parking and garage.

The Setting

Landscape View is located around one mile away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing 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 the University City of Cambridge is within 15 miles to the North.

The Accommodation

In detail the property comprises a large entrance hall with staircase leading to the first floor, a cloakroom, and door leading off to: a light and airy living room with windows to front. A good size dining room benefits from sliding doors on to the rear garden. The kitchen is fitted with a matching range of base and eye level units with work surface over incorporating a sink unit. There is space and plumbing for appliances. A window to rear provides views of the garden and door leads through to the good size store room with space and plumbing for appliances. There is a window to the rear aspect as well as a door leading out to the rear garden.





On the first floor the property benefits from three good size bedrooms including bedroom two with built in storage and window to rear aspect. Bedroom three is a double room with bay window to front aspect. Bedroom four is currently being utilised as a study. There is also a family bathroom comprising shower enclosure, panelled bath, wash hand basin and cupboard housing hot water cylinder. To the left is a separate W.C with wash hand basin.

The second floor landing benefits from a large storage cupboard and door to the large principal bedroom with built in storage and wonderful views to the rear.

Outside

To the front of the property is a driveway providing off road parking and access to the garage with up and over door. There is also a lawned area with shrub borders and mature hedging. Gated side access leads to the established rear garden which is west facing and mainly laid to lawn with a variety of trees, shrubs and plants bordering. A paved patio provides an ideal space al fresco dining and outdoor entertaining.



Services

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

Tenure – Freehold

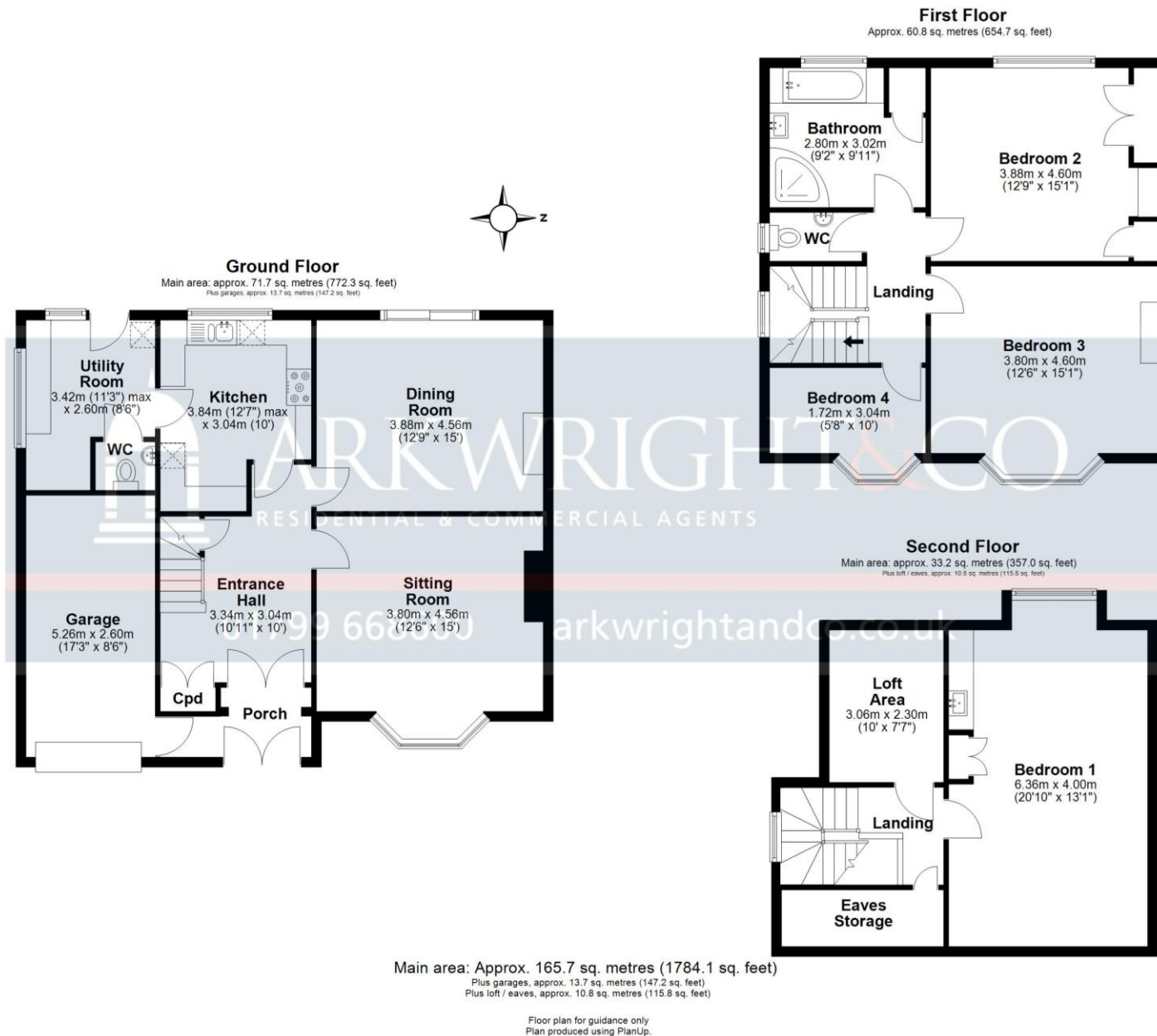
Property Type – Semi – detached

Property Construction – Brick with rendered finish and tiled roof

Local Authority – Uttlesford District Council

Council Tax – E





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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