



5 Fairycroft Road, Saffron Walden  
CB10 1LZ



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 5 Fairycroft Road

Saffron Walden | Essex | CB10 1LZ

Guide Price £295,000

## The Property

An opportunity to secure a unique freehold property, currently utilised as a beautician studio with A1 commercial usage, but previously a 2 bedroom ground floor flat, prior to the current owner obtaining planning permission for a change of usage. It is believed there may be the possibility to get a change of use back to residential (subject to planning). The property is ideally located in the heart of Saffron Walden town centre and just a short walk to the market square.

## The Setting

Fairycroft Road is very close to the centre of Saffron Walden, connecting Audley Road with Hill Street. It is in the heart of the town just a short walk from the market square, the common and the beautiful Bridge End Gardens. There is 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, cinema and an 800 seat concert hall. It is also 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, Bishops Cleeve. Stansted Airport is within 19 miles and the University City of Cambridge is within 15 miles to the north.

## The Accommodation.

This well appointed and versatile property extends to approximately 1015 sqft and is in good decorative order throughout. The accommodation comprises of a generous front reception room with large floor to ceiling windows to the front aspect and a glass enclosed side store room/study. A spiral staircase leads down to a good size and useful basement area extending to 14'10" x 11'4". There is a central kitchen/dining area which is fitted with a matching range of base and eye level units with work surface over incorporating a stainless steel sink unit. There is a side lobby that provides access to a central bathroom which is fitted with a paneled bath, wash hand basin and WC. Located to the rear of the property are two good size bedrooms, both with doors providing access to the enclosed rear garden.





### Outside

The property benefits from an enclosed garden to the rear, laid mainly to lawn with a variety of shrubs and bushes, with a paved patio set off the back of the property.

### Services

All main services are connected.

### Local Authority

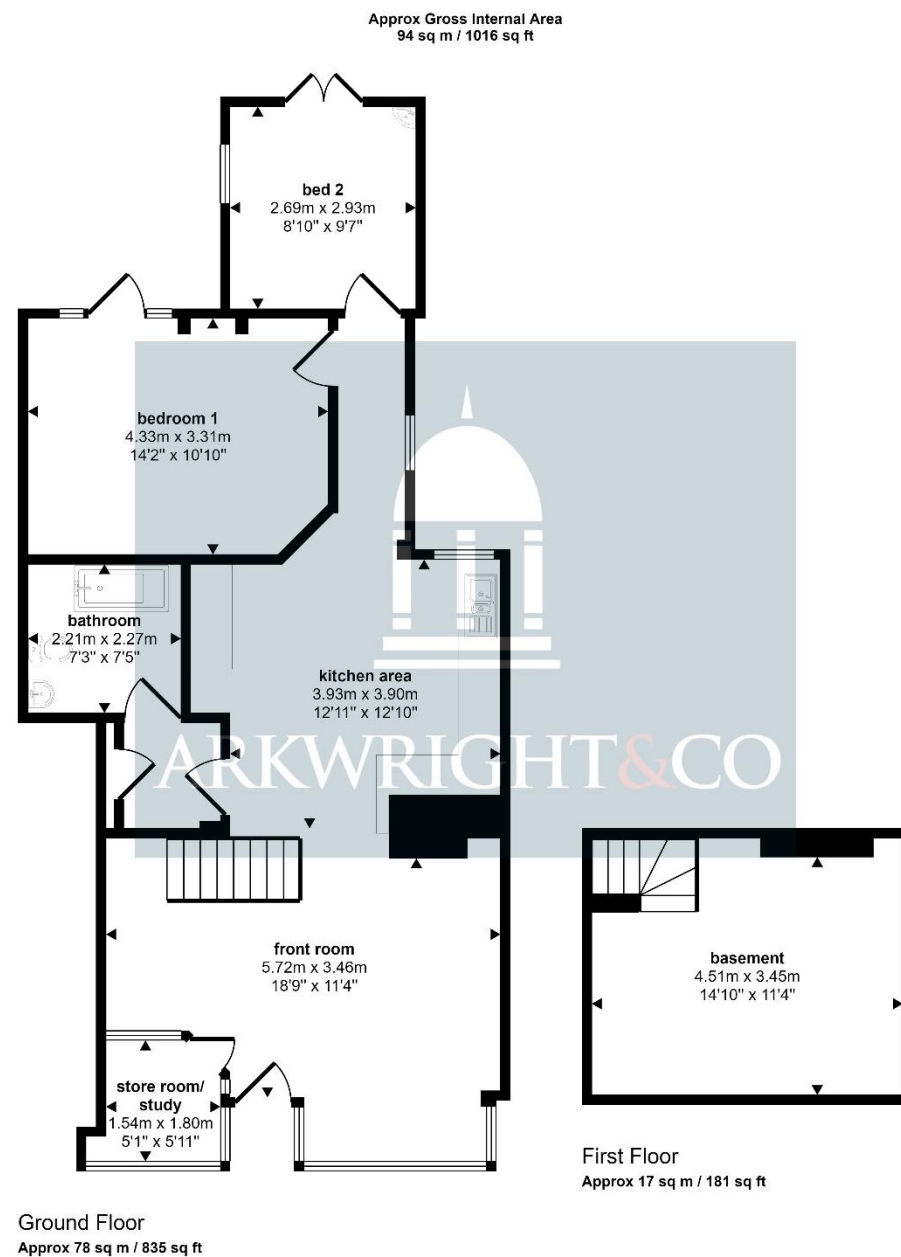
Uttlesford District Council

### Tenure

The freehold is owned jointly between No.5 and 7 Faircroft Road.

### EPC

D



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.





**01799 668600**

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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