



4 Springhill Road, Saffron Walden  
CB11 4AH



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 4 Springhill Road

Saffron Walden | Essex | CB11 4AH

## Guide Price £995,000

- A well-presented four-bedroom detached property
- Open plan kitchen/dining room
- Two reception rooms
- Stunning principal bedroom with floor to ceiling glass windows
- Four-piece family bathroom
- Integral garage and off-road parking
- Mature plot extending to 0.14 acre
- Desirable town location
- EPC: D

### The Property

A superb and rarely available four-bedroom detached family home of excellent proportions sitting within a good size plot on a highly sought after road. Benefiting from off road parking, garage and mature gardens.

### The Setting

Springhill Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

In detail the property comprises a light and airy entrance hall with stairs rising to the first floor, understair storage cupboard, attractive wooden flooring and doors to the adjoining rooms. To the right is the generous, open plan kitchen/dining room with bay window to front aspect and patio doors opening on the rear garden. Fitted with a matching range of matching eye and base level units with quartz worksurface over and undermounted sink unit incorporated. Integrated appliances include induction hob with extractor fan over, oven, combi pyrolytic micro-oven and dishwasher.





The utility room is fitted with a matching range of eye and base level units with sink unit incorporated, personal door leading out onto the rear garden, door opening to the garage, space and plumbing for a washing machine and door to cloakroom. Comprising W.C and wash hand basin. The generous sitting is located to the rear of the property with fireplace, alcove shelving and double doors opening onto the garden. Completing the ground floor is a second reception room currently utilised as a fifth bedroom with window to front aspect and open fireplace.

The first-floor landing is filled with natural light from window to front aspect and provides access to four bedrooms and the family bathroom. The large principal bedroom is a particular feature of the property with floor to ceilings windows overlooking the garden and there is access to the loft space. Bedroom two is a double room with window to front aspect and built in wardrobe. Bedroom three is a double room with window to front aspect and built in storage. The fourth good size bedroom is currently utilised as a study with Velux window. A four-piece family bathroom comprises panelled bath, shower enclosure, W.C, wash hand basin, heated towel rail and two Velux windows.



### Outside

To the front of the property is a block paved driveway providing ample off-road parking with access to the garage with twin timber doors, benefitting from light and power. The rear garden is predominantly laid to lawn with a variety of mature trees and shrubs with timber shed.



## Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

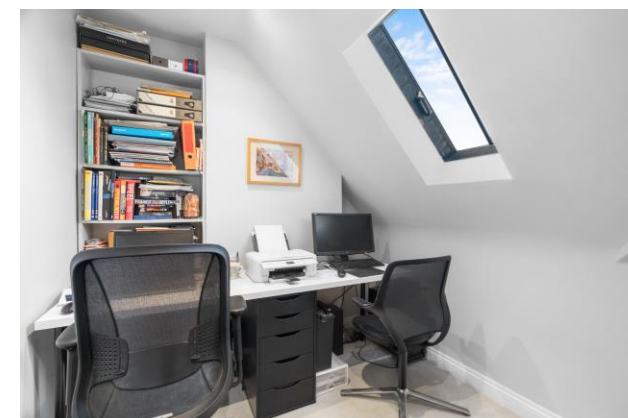
Tenure – Freehold

Property Type - Detached

Property Construction – Part timber, part brick with rendered finish and tiled roof

Local Authority – Uttlesford District Council

Council Tax - E





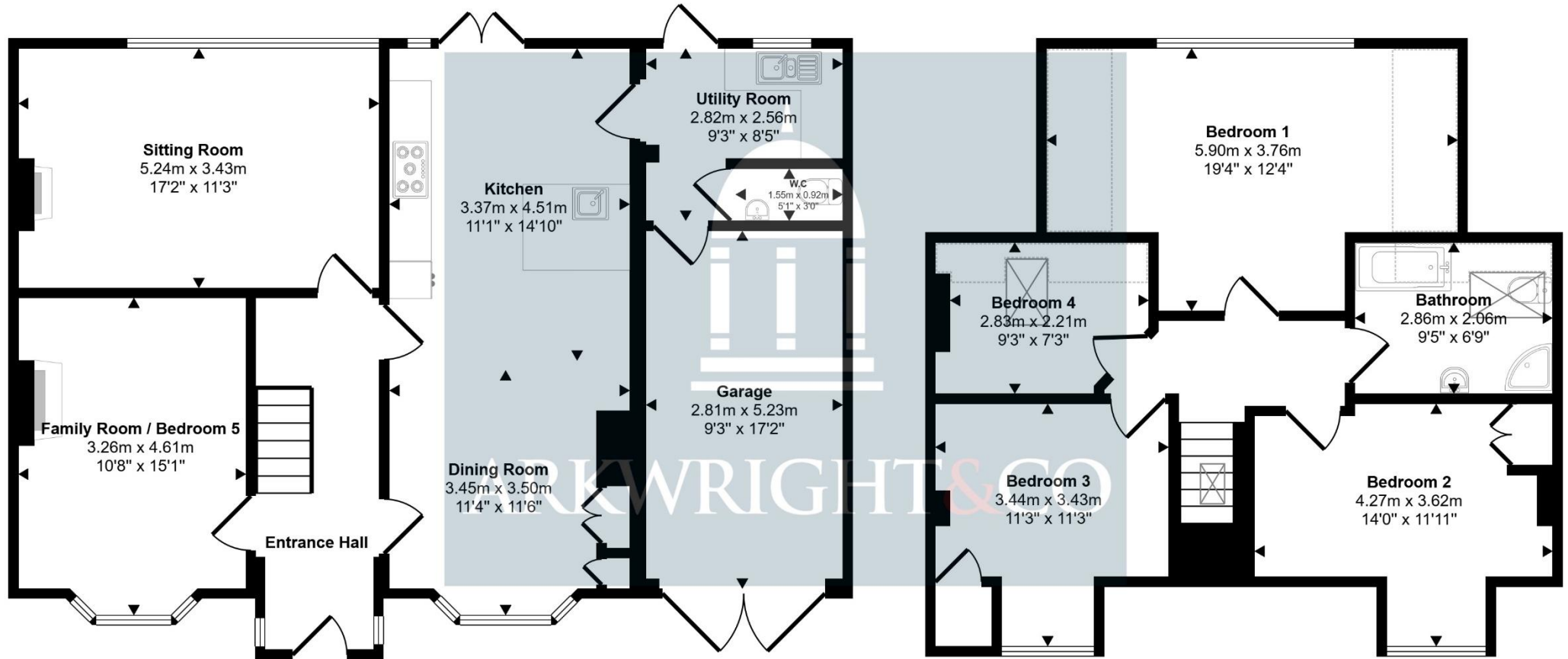









Approx Gross Internal Area  
158 sq m / 1696 sq ft



Ground Floor  
Approx 95 sq m / 1021 sq ft

First Floor  
Approx 63 sq m / 675 sq ft

 Denotes head height below 1.5m

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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