



36 Shepherds Way, Saffron Walden
CB10 2AH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

36 Shepherds Way

Saffron Walden | Essex | CB10 2AH

Guide Price £550,000

- A generous three/four -bedroom semi-detached family home
- Open plan kitchen/dining area
- Two reception rooms
- Four-piece family bathroom
- Established rear garden
- Off road parking
- Popular residential location
- EPC: C

The Property

A well maintained three/four-bedroom semi-detached property extending to 1270 sqft, ideally located within walking distance of The Common and town centre. In addition, the property benefits from off road parking and a good size rear garden.

The Setting

The property is ideally located just a short distance to the 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 an entrance porch with windows to front aspect and door leading into the entrance hallway, where stairs rise to the first floor and doors to the adjoining rooms. To the right is a generous sitting room with large window to front aspect and feature fireplace with log burner. To the rear of the property is a superb open plan kitchen/breakfast room with window to rear aspect and sliding doors opening to the garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for appliances and ample room for a dining table. The utility room has a range of matching eye level units with





space and plumbing for washing machine and tumble dryer, door to rear garden and door to cloakroom, comprising W.C and wash hand basin. The ground floor benefits from a second reception room which could be utilised as a study or bedroom four with window to front aspect.

The first-floor landing provides access to the loft hatch and has doors to the adjoining rooms. Bedroom one is a double room with window to front aspect and a range of built in wardrobes. Bedroom two is a double room with window to rear aspect and built in wardrobe. The third bedroom is a good size with window to front aspect. The family bathroom comprises a bath, shower enclosure, W.C, wash hand basin and heated towel rail.

Outside

To the front of the property is a paved driveway providing off road parking with mature shrub and tree borders. There is gated access to the rear garden. A generous, established rear garden is a particular feature of the property predominantly laid to lawn with a decked area providing an ideal space for al fresco dining and outdoor entertaining. Mature shrubs and trees are interspersed throughout the garden with timber shed located to the rear.



Services

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

Tenure – Freehold

Property Type – Semi - detached

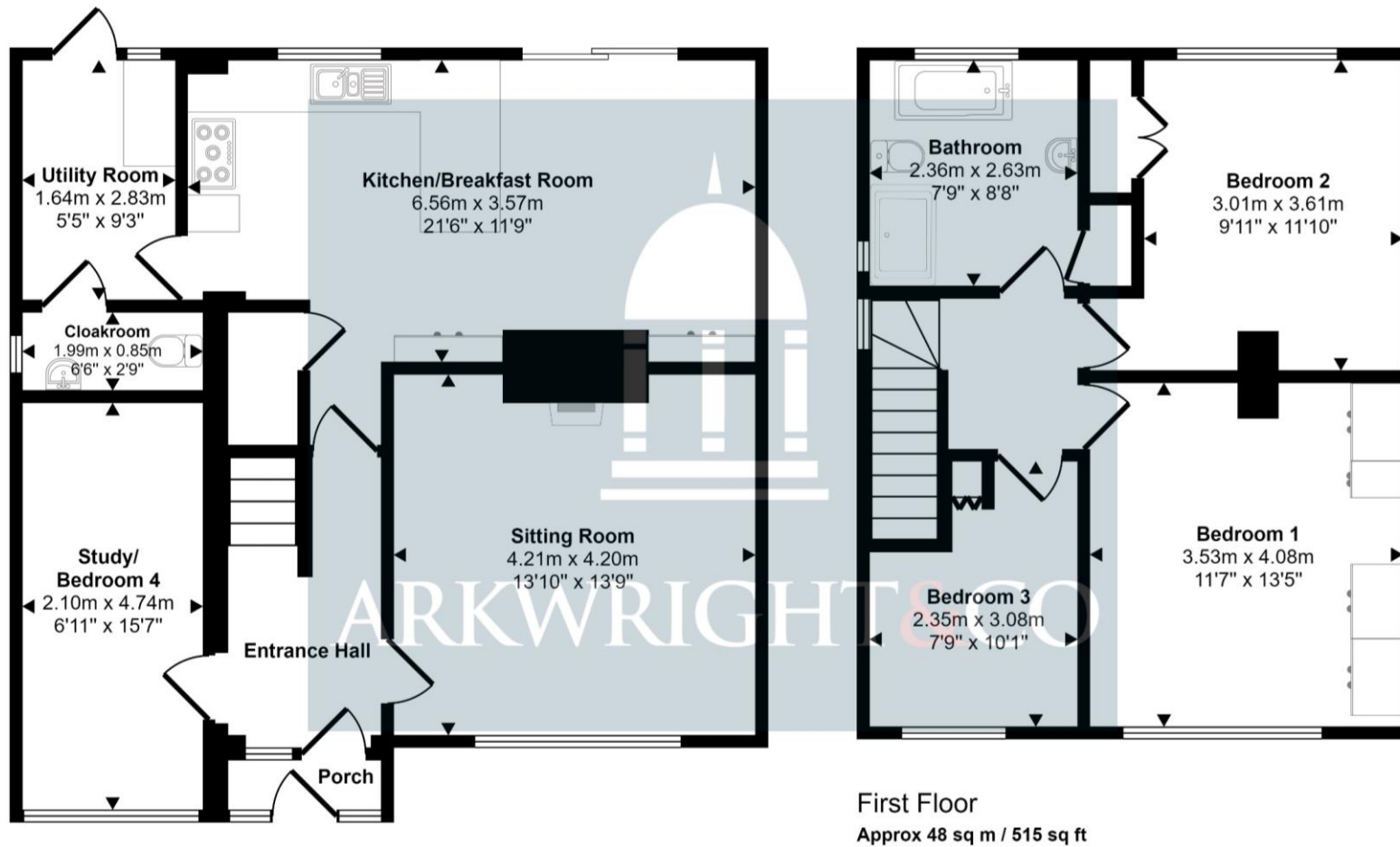
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - D



Approx Gross Internal Area
118 sq m / 1270 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft

First Floor
Approx 48 sq m / 515 sq ft

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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