



4 Fair Leas, Saffron Walden  
CB10 2DR



ARKWRIGHT & CO  
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# 4 Fair Leas

Saffron Walden | Essex | CB10 2DR

## Guide Price £550,000

- A deceptively spacious four bedroom family home
- Open plan living/dining room
- Four good size bedrooms
- Scope for improvement and extension subject to necessary planning permissions
- Detached garage and store room
- Off road parking
- Rear garden
- Offered with no upward chain
- Popular residential area

### The Property

A well proportioned four bedroom detached property set in a quiet cul-de-sac within walking distance of the town centre and schools. The property benefits from a detached garage/workshop, ample off-street parking and rear garden. Offered with no upward chain.

### The Setting

Fair Leas is situated just off Little Walden Road, located on the edge of this well-established development, and within a short walk from the market square and the centre of town, along with the common and Bridge End Gardens. The town itself has an abundance of boutiques, 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 concert hall. The town is well situated for Audley End Station approximately 2 miles providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at Junction 8, Bishops Stortford. Stansted Airport is within 19 miles and the University City of Cambridge.

### The Accommodation

In detail the property comprises an entrance hall with hardwood flooring, staircase rising to the first floor with under stair storage cupboard, cloakroom with W.C and wash hand basin and doors to adjoining rooms. To the right is a sitting room with solid wood flooring, window to the front aspect and feature fireplace with exposed brick surround. An open archway leads to the dining room with sliding patio doors, opening to the garden and a door into the kitchen. Fitted with a matching range of base and eye level units with worksurface over and stainless-steel sink unit incorporated. Integrated appliances include oven and four ring gas hob with extractor fan over. There is space and plumbing for a washing machine, tumble dryer, fridge and freezer. There are windows to the side and rear aspects and door opening to the garden.





The first-floor landing has a window to the side aspect, built-in storage cupboard, access to the loft hatch and doors to adjoining rooms. Bedroom one is a double room fitted with a range of built in furniture and window to the rear aspect. Bedroom two is a double room with window to the front aspect. A third good size room has a window to the side aspect and built-in storage. The fourth bedroom has a window to the rear aspect overlooking the garden. The shower room comprises shower enclosure, wash hand basin with vanity cupboard below and W.C.

#### Outside

To the front of the property there is a block-paved driveway providing off-street parking for two vehicles, with pathway leading to the front door and a low maintenance, gravelled front garden. There is side access to the rear garden which is mainly laid to lawn with a variety of mature shrubs and trees and a paved terrace. Steps lead up to a further terrace providing an ideal area for al fresco dining. A former garage has been partitioned into a workshop and store. Fitted with storage cupboards and power and lighting connected.



#### 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

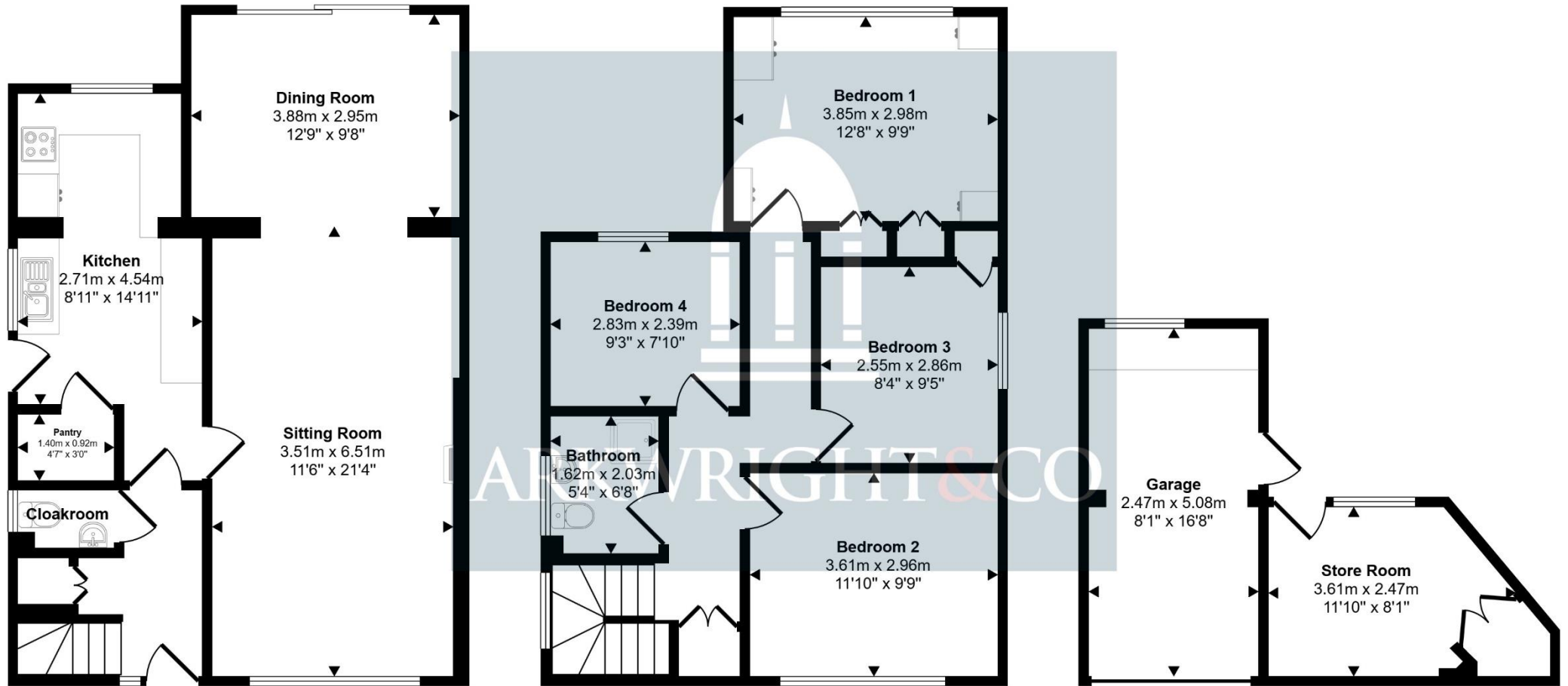
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - E



Approx Gross Internal Area  
135 sq m / 1453 sq ft



Ground Floor  
Approx 59 sq m / 636 sq ft

First Floor  
Approx 54 sq m / 584 sq ft

Outbuildings  
Approx 22 sq m / 233 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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