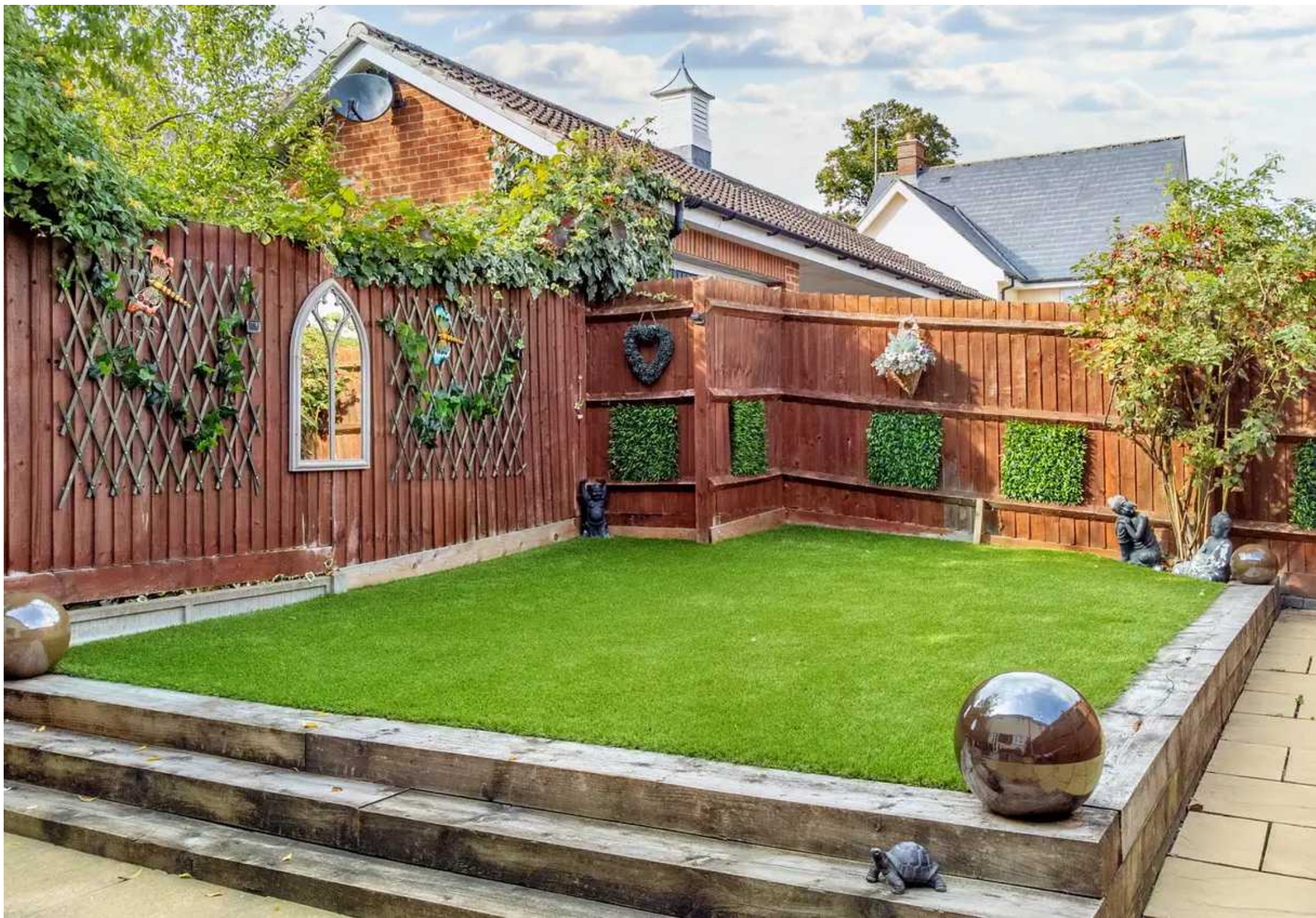




41 Crabtrees

Saffron Walden





41 Crabtrees

Saffron Walden

41 Crabtrees is a modern four-bedroom townhouse that has its accommodation laid out over three floors, covering approximately 1,100 sqft with off-street parking and a garage, all within a 0.8-mile walk to the market square of Saffron Walden, Essex.

From the front door, the entrance hall has doors that lead to the kitchen/breakfast room, living/dining room, cloakroom, storage cupboard and stairs rising to the first floor.

The kitchen/breakfast room is fitted with a high-quality kitchen which has been re-fitted by the current owners and includes integrated Bosch appliances. The living/dining room is located across the rear of the property with French doors out to the garden and a large understairs cupboard.

On the first floor, the landing gives way to three bedrooms, a family bathroom and stairs rising to the second floor. Bedrooms two and three are well-proportioned double bedrooms and both have built-in wardrobes.

The second floor is where the master bedroom is located with an en-suite shower room and built-in wardrobes.

Outside, the property has an immaculate low-maintenance rear garden comprising a lower patio terrace adjacent to the house, with a high-quality raised astroturf lawn that is boarded with oak sleepers. The garden has rear access leading to the off-street parking space in front of the en-bloc single garage.



- Modern Townhouse
- Four Bedrooms
- Off-Street Parking & Garage
- Family Bathroom & En-Suite Shower Room
- High-Quality Kitchen/Breakfast Room
- Built-In Wardrobes
- 0.8-Mile Walk To The Market Square
- Low Maintenance Private Rear Garden

Agents Note:

Uttlesford District Council - Band E - £2,351.31 PA

Energy Rating: C

Services: All Mains Services Connected.

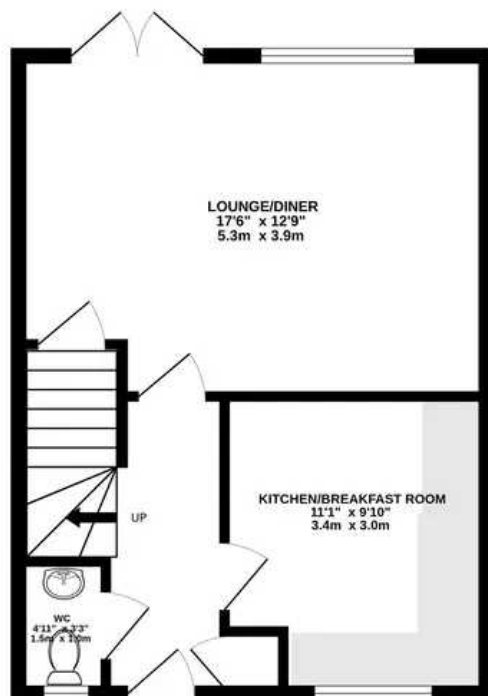
Tenure - Freehold

Location:

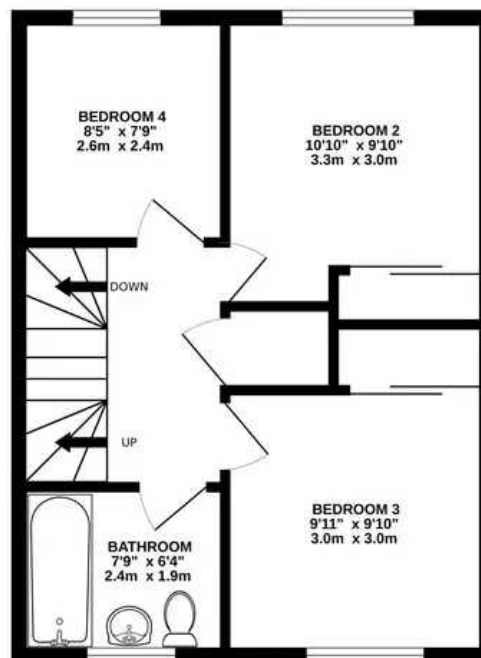
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



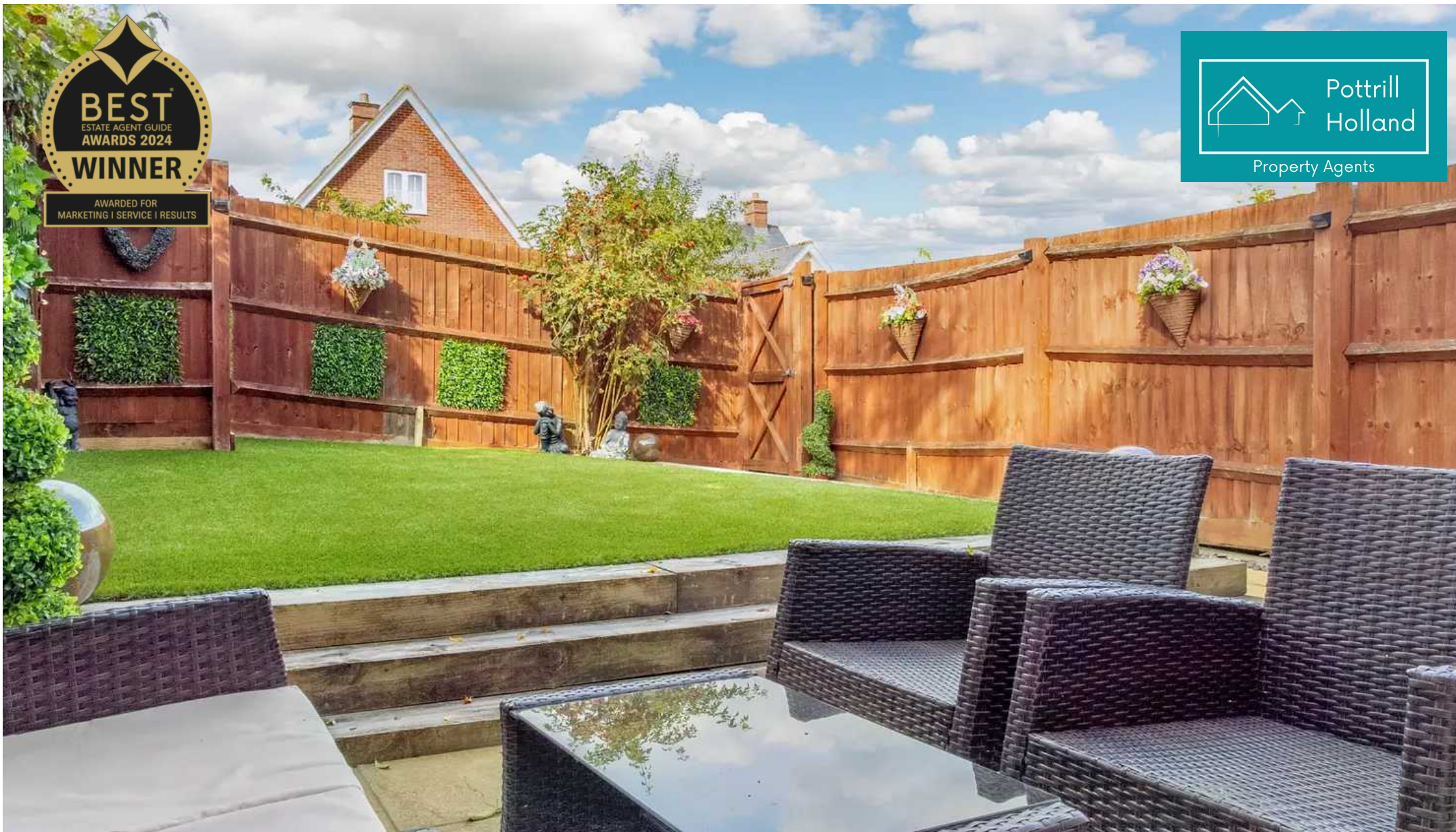
TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.