



23 Auton Croft, Saffron Walden

Saffron Walden

In Excess of **£330,000**



23 Auton Croft

Saffron Walden, Saffron Walden

23 Auton Croft, a stunning 2-bedroom semi-detached home in a sought-after residential location. This property has undergone a complete renovation and now boasts two spacious double bedrooms, providing ample room for comfortable living and is only a 1-mile walk to the centre of Saffron Walden.

The modern and stylish kitchen is newly fitted with integrated appliances, making it perfect for cooking and entertaining. In the kitchen, there is also a new Worcester Bosch combination boiler which was installed in January 2023. The shower room has been completely refitted to offer a luxurious and sophisticated experience. Both the master bedroom and second bedroom come with built-in storage, providing ample space for all your belongings.

The private rear garden is a real highlight of this property, beautifully landscaped with a patio area for outdoor dining and entertaining. The astroturf lawn is of high quality surrounded by raised flower beds and shrubs, and secure fencing ensures privacy and security.

Parking will never be an issue with two allocated parking spaces to the rear of the property. Additionally, this property is conveniently located close to countryside walks, perfect for those who enjoy the outdoors.



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Agents Note:

EPC Band C

Uttlesford District Council - Band C - £1,883.38

All main services are connected.

Location:

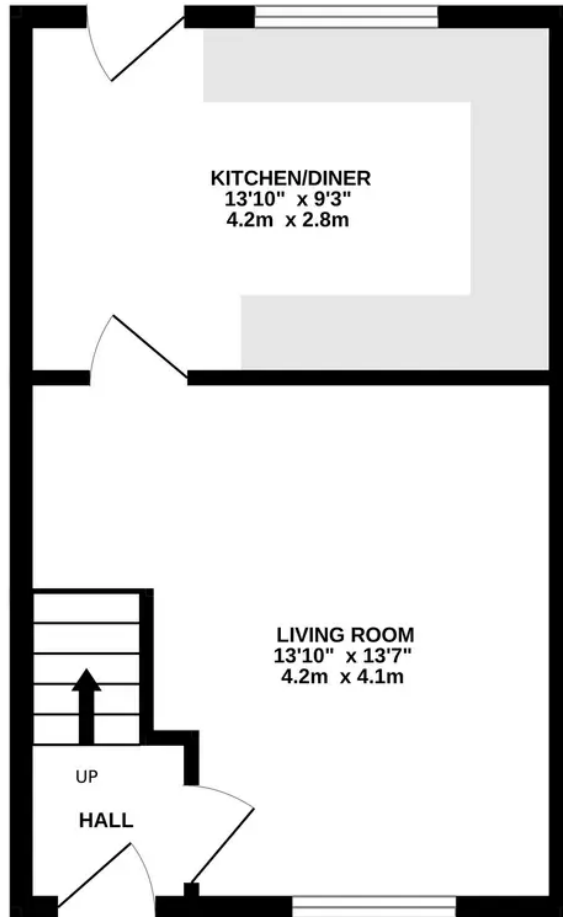
Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served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

Tenure: Freehold

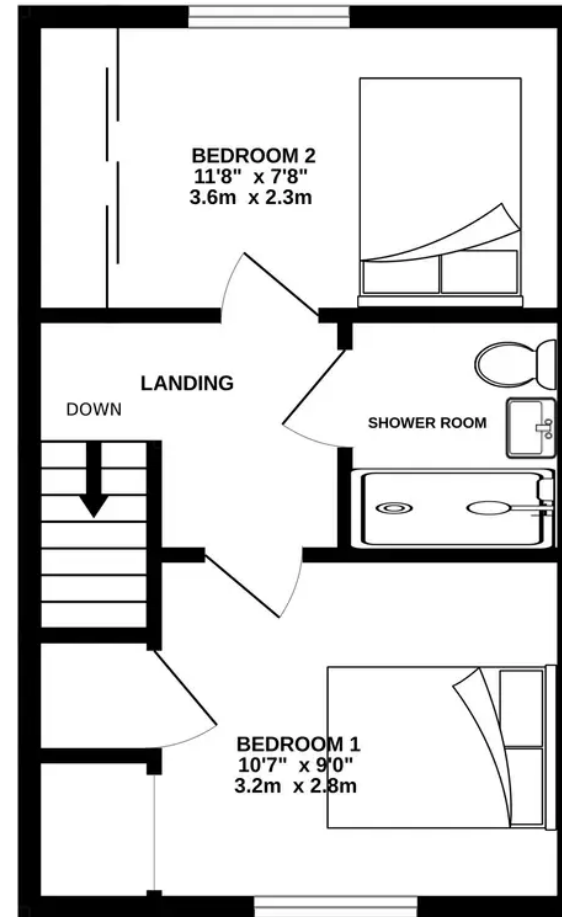
- Two Double Bedrooms
- Semi-Detached Home
- Renovated Throughout
- Two Parking Spaces
- Ideal First Home
- Private Rear Garden
- Immaculately Presented
- Countryside Walks Close By



GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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