



# PRESTIGE & VILLAGE

UK's finest properties



## HILL TOP LANE, SAFFRON WALDEN, CB11 4AS

\*\*\*\* Awaiting Grant of Probate\*\*\*\*

Prestige & Village are pleased to be able to offer this modern three bedroom family home situated in this highly sought after Cul-de-Sac located just off Debden Road. The property benefits from having three good sized bedrooms (all offering large built-in wardrobe space), family bathroom plus en-suite shower room & downstairs cloakroom, large lounge/diner, kitchen/breakfast room plus utility room and conservatory. Just a short walk from the centre of the historic market town of Saffron Walden, with all it's shops, schools, restaurants, cafe's, bars and leisure amenities, as well as being close to Audley End House and mainline railway station serving London Liverpool Street and Cambridge.

OFFERS IN EXCESS OF £500,000

# HILL TOP LANE

, SAFFRON WALDEN, CB11 4AS



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  - Lounge/Diner with Conservatory to Rear
  - Full Gas Fired Central Heating & Domestic Hot Water
  - Served by Audley End Mainline Railway Station and Local and National Bus Services, as well as Being Within Easy Driving Distance to London Stansted International Airport
- Detached Three Bedroom Modern Family Home
  - Family Bathroom Plus En-suite Shower Room & Downstairs Cloakroom
  - Full Replacement Double Glazing Throughout
- Kitchen/Breakfast Room Plus Utility Room
  - Storage Garage with Power and Light Laid On
  - Easy Walking Distance to the Town Centre and all Amenities

**Driveway Leading to Garage**  
Off road parking for one car, storage garage with up & over door, power and light laid on

**Pretty Ornamental Front Garden**  
The property has a pretty, fully fenced front garden that could offer further off road parking if required

**Entrance Hall**  
Spacious and bright hallway with stairs to first floor with large storage cupboard under

**Downstairs Cloakroom**  
Fully tiled walls and modern suite comprising low level w/c and vanity wash hand basin, window to front

**Sitting Room**  
19'6 x 12'10 (5.94m x 3.91m)  
Bright and airy room with window/patio doors to front and rear aspects

**Conservatory**  
12'10 x 6'4 (3.91m x 1.93m)  
Half glazed with views of the rear garden

**Kitchen/Breakfast Room**  
11'6 x 9'1 (3.51m x 2.77m)  
Fully fitted Kitchen with range of luxury wall, base and magic corner units, built-in oven, hob and cooker hood. Window and door to rear garden

**Utility Room**  
9'2 x 6'4 (2.79m x 1.93m)  
Range of wall and base units, built-in fridge, freezer, washing machine and tumble dryer, door to garden

**First Floor Landing**  
There is currently a Stannah Stair Lift fitted to the staircase, however, if this is not required then we will have it removed before completion. Window to side aspect, airing cupboard with fitted towel racking

**Primary Bedroom**  
10'10 x 9'10 (3.30m x 3.00m)  
Range of luxury built-in wardrobes with top boxes over, window to rear

**En-Suite Shower Room**  
Fully tiled walls, modern suite comprising low level w/c, vanity wash

hand basin and shower cubicle. Window to rear aspect

**Bedroom Two**  
10'10 x 8'5 (3.30m x 2.57m)  
Large double wardrobe, window to rear

**Bedroom Three**  
8'7 x 8'2 (2.62m x 2.49m)  
Large built-in double wardrobe with sliding doors, window to front aspect

**Large Family Bathroom**  
Fully tiled and fitted with modern suite comprising corner bath with shower over, low level w/c and pedestal wash hand basin, Bevel glazed window to front

**South Facing Rear Garden**  
There is gated side access to the fully fenced rear garden (as well as access from the house). The garden is south facing, mainly laid to lawn with flower and shrub borders and a pleasant patio area and a lean to shed tucked away round the other side (so could have pedestrian access both sides if required)



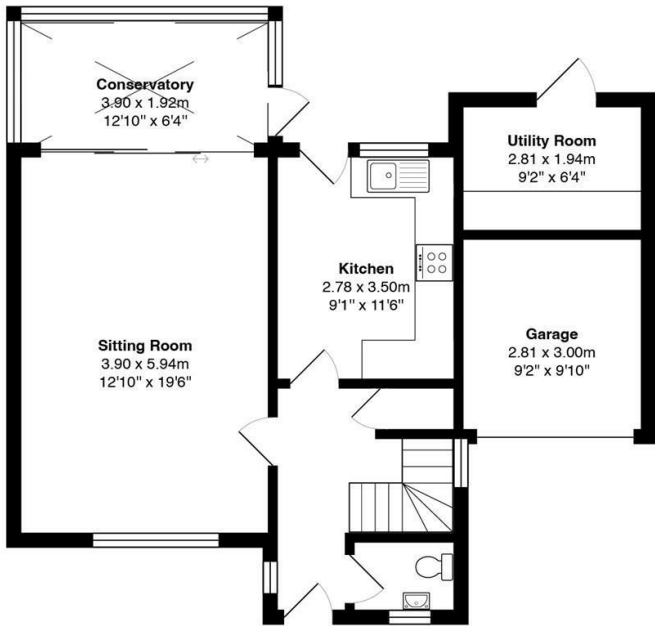
## Directions

Uttlesford  
Band D

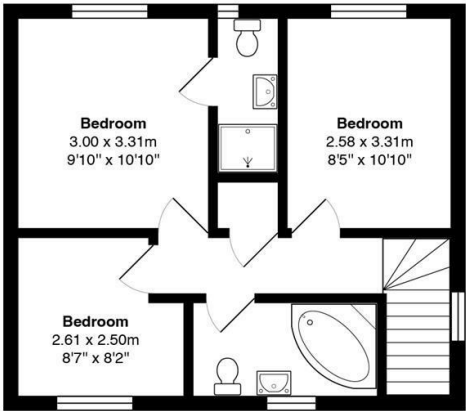




FLOOR PLAN



Hill Top Lane, Saffron Walden  
Total Area: 98.9 m² ... 1064 ft² (excluding garage)



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

