



## Winstanley Road, Saffron Walden

**Price: Freehold £400,000 guide price**

- Four Bedrooms
- Detached
- En-suite
- Two reception rooms
- Garage
- Gardens
- No chain

EPC Rating: D



A four bedroom detached house with spacious and versatile accommodation. The property is ideally located within easy access to local amenities and schools. Offered with no onward chain.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events etc. which is situated at the County High School. Audley End Mainline Station is just two miles distance and the M11 access point at Stump Cross 4 miles.

#### Entrance Porch:

11' 8" x 5' 6" (3.55m x 1.67m)

Via wooden front door with glazed panel to side. Tiled floor and further double doors to:

#### Lounge:

12' 10" x 11' 7" + 13' x 9' 3" (3.91m x 3.53m + 3.96m x 2.81m)

Wood laminate flooring, door to rear garden, frosted window to side and stairs to first floor.

#### Kitchen:

10' 1" x 9' 8" (3.07m x 2.94m)

The kitchen is fitted with a range of base and eye level units and will require re-fitting.

#### Dining Room:

10' 5" x 10' 4" (3.17m x 3.14m)

Window and doors to rear.

#### First Floor Landing:

Access to loft space.

#### Bedroom 1:

14' 7" x 10' 5" (4.44m x 3.17m)

Windows to rear and side, wood laminate flooring. Door to:

#### En-Suite:

Low level WC, wash hand basin set in vanity unit, curved shower cubicle with mains fed shower. Fully tiled walls.

#### Bedroom 2:

9' 10" x 9' 8" (2.99m x 2.94m)

Built in wardrobes, window to front and wood laminate flooring.

#### Bedroom 3:

9' 6" x 7' 9" (2.89m x 2.36m)

Wood laminate flooring, window to rear. Airing cupboard.

#### Bedroom 4:

9' 9" x 7' 2" (2.97m x 2.18m)

Window to front, wood laminate flooring.

#### Bathroom:

Wash basin set in vanity unit, low level WC, panelled bath with mixer taps and shower attachment over. Window to side. Tiled walls.

#### Outside:

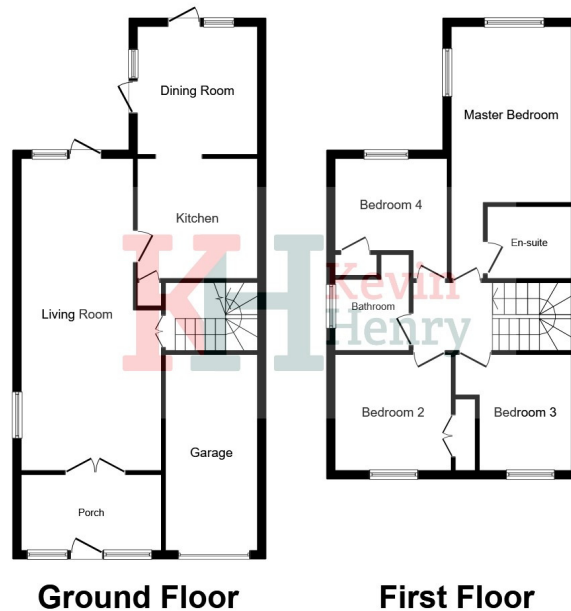
The front is block paved and provides hard standing for 3 cars. There is a single garage with an up and over door, power and light and wall mounted gas boiler.

#### The Rear:

Patio area with steps leading to lawned area, further flower bed with mature shrubs and bushes, wooden shed. There is also side access to both sides of the property.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101031 - 0001



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.      Ref: SAF101031 - 0001