



**Shrublands, Saffron Walden**

**Price: Freehold £300,000**

- Two bedrooms
- Close to town centre
- Lounge / diner
- Refitted kitchen & shower room
- Well presented
- Private garden
- Off street parking

EPC Rating: Awaited



Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, 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.

Front Door to:

Entrance Hall:

Spacious hall with doors to adjoining rooms, obscure window to side aspect, stairs rising to first floor.

Kitchen:

13' 0" x 7' 8" (3.97m x 2.34m)

Fitted with a good range of base and eye level units, stainless steel sink, integrated electric oven, four ring ceramic hob with extractor hood over, spaces for fridge freezer, dishwasher, washing machine and tumble dryer. Double glazed window and adjoining door for access to the rear garden.

Lounge / Diner:

19' 8" x 10' 5" (6m x 3.18m)

Super open plan room with double glazed French doors opening to the terrace and garden.

First Floor

Landing:

Fabulous use of landing with large built-in wardrobe, access to the loft space and doors to adjoining rooms.

Shower Room:

6' 2" x 5' 9" (1.9m x 1.77m)

Comprising corner shower enclosure, ceramic wash hand basin, low level WC together with base and eye level cabinets and heated towel rail.

Bedroom 1:

16' 0" x 8' 7" (4.89m x 2.63m)

Spacious room with two built-in cupboards and double glazed window to the rear aspect, overlooking the garden.

Bedroom 2:

8' 9" x 6' 11" (2.69m x 2.11m)

Double glazed window to the rear aspect.

Outside:

To the front of the property there is one parking space and further on street parking available. The property also benefits from gated side access to the attractive rear garden with paved terrace, artificial lawn for low maintenance and shed.

Local Authority:

For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Council Tax:

Band C



These plans are intended to provide a general impression of the property and are not to be taken as a guarantee of accuracy. The plans are not to scale and are not to be used for any other purpose. The plans are not to be used for any other purpose. The plans are not to be used for any other purpose. The plans are not to be used for any other purpose.



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