



West Road, Saffron Walden £695,000 **Freehold**



Key Features



- West Road Location
- Three Double Bedrooms Semi Detached
- Three Reception Rooms
- Car Port and Driveway
- Fireplace in majority of Rooms

The current owners have been living in this fine property for 47 years and have enjoyed every moment. The property boasts several original features and attractive bay windows and the cellar offers ample storage. Downstairs offers excellent living space to include dining room, living room and further reception room that leads to the kitchen which has a walk-in larder.

A door leads to utility room and downstairs cloakroom and then further on to the lean to/garden room.

The first floor comprises of three very good size double bedrooms with wash hand basin in main bedroom plus family bathroom. From the landing there is access to the boarded



and insulated loft via a pull down ladder. The garden is the owners pride and joy and has been lovingly looked after and improved over many years resulting in a well landscaped space with lawn, patio and beautifully maintained plants, flowers and shrubs.

To the front is a Car Port plus driveway combined providing parking for two cars. West Road is an extremely popular, prestigious and sought after road being only a short distance to Saffron Walden Town Centre with everything it offers.

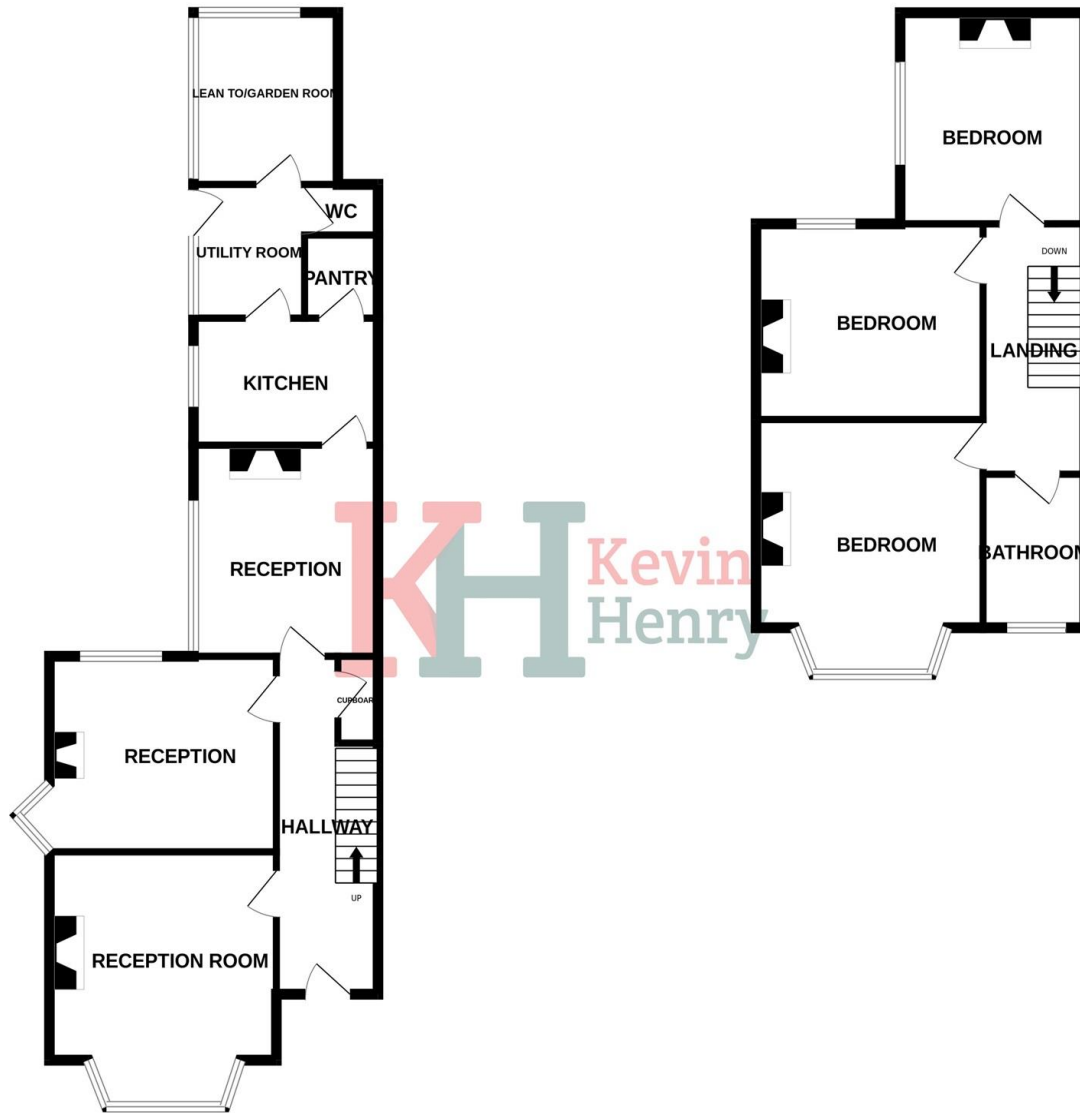
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Front
Car Port and driveway parking for two cars.



GROUND FLOOR

1ST FLOOR



Hallway
Door to cellar and large storage cupboards.

Dining Room
15'0 x 13'3

Living Room
13'3 x 12'1

Breakfast room
10'3 x 10'0

Kitchen
10'0 x 7'8 Large walk-in larder.

Utility area
8'5 x 5'0

Downstairs WC

Cellar
Ideal for storage.

Lean to
10'5 x 8'6

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: SAF102817 - 0001

