



Westfields Court, Saffron Walden £650,000 **Freehold**

# Key Features



- Chain Free
- Beautifully presented
- Two allocated parking spaces to the front
- Spacious living/dining room
- Well-equipped kitchen

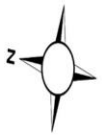
Just minutes walk from the centre of Saffron Walden this three double bedroom house offers spacious living areas and lovely rear garden. On entering the property you have a welcoming hallway with door to the downstairs cloakroom and entrance to the modern, well equipped kitchen with integrated appliances. You will follow on into the bright, light living/dining room with glorious views to the garden and two sets of double French doors to the rear. The first floor benefits from a very large landing of which part can be utilised as an office space plus there is an airing cupboard. Doors lead to two double bedrooms, both with built in wardrobes and a shower en-suite to the main bedroom. Also on this floor is the modern family bathroom. Stairs lead to the second floor with further double bedroom plus built in wardrobes and excellent eaves storage.



The rear garden comprises of patio area ideal for relaxation or entertaining and well maintained area to sides and rear. Two allocated parking spaces to the front. 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  
Allocated parking space to the front. Path to front door with plants and landscaped front garden.  
GROUND FLOOR  
Hallway

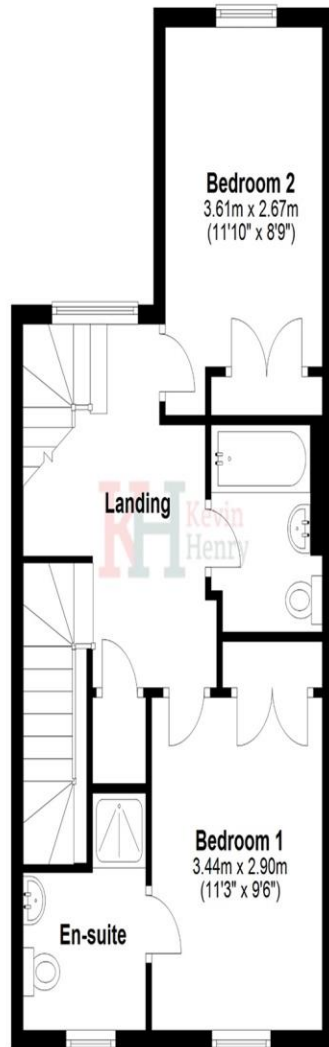




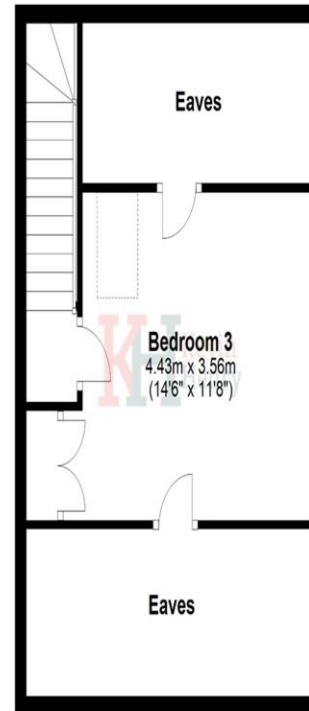
Ground Floor



First Floor



Second Floor



Approx gross internal floor area 109 sqm (1175 sqft)

Doors to:  
Downstairs Cloakroom

Lounge/Dining Room  
24'8 x 16'11 max  
Under-stair storage space.

Kitchen  
9'11 x 9'1

FIRST FLOOR  
Landing  
Airing-cupboard

Bedroom One  
11'3 x 9'6  
With built-in wardrobes.

En-suite shower room

Bedroom Two  
11'10 x 8'9  
With built-in wardrobes.

Bathroom

SECOND FLOOR  
Bedroom Three  
14'6 x 11'8  
Built-in wardrobes and eaves storage.

To view this property call Kevin Henry on:  
01799 513632

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 01799 513632

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