



Corn Mill Court West Road, Saffron Walden £425,000 **Freehold**



Key Features



- Chain Free
- Two Double Bedrooms
- Large Lounge/Diner
- Well Equipped Kitchen
- Downstairs Cloakroom

Situated in the sought after Corn Mill Court development on West Road just a short distance to the Town Centre and all local amenities.

This light, bright property benefits from generous living space and two double bedrooms plus kitchen, downstairs cloakroom and family bathroom.

The garden has rear access to the two allocated parking spaces and storage space. 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.

Accommodation Includes

Hallway Entrance

Downstairs Cloakroom

Lounge/Diner

18'8 x 13'1

Very large storage cupboard

Kitchen

9'4 x 8'0

Landing

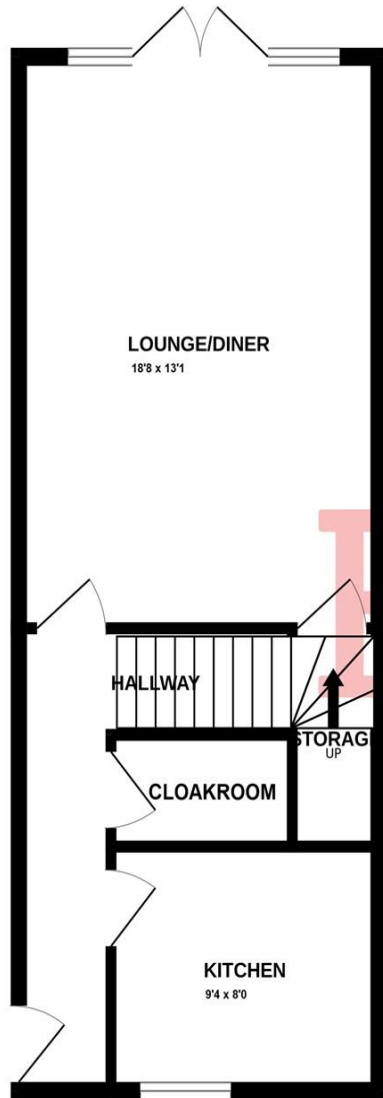
Airing cupboard and access to loft which is partly boarded

Bedroom One

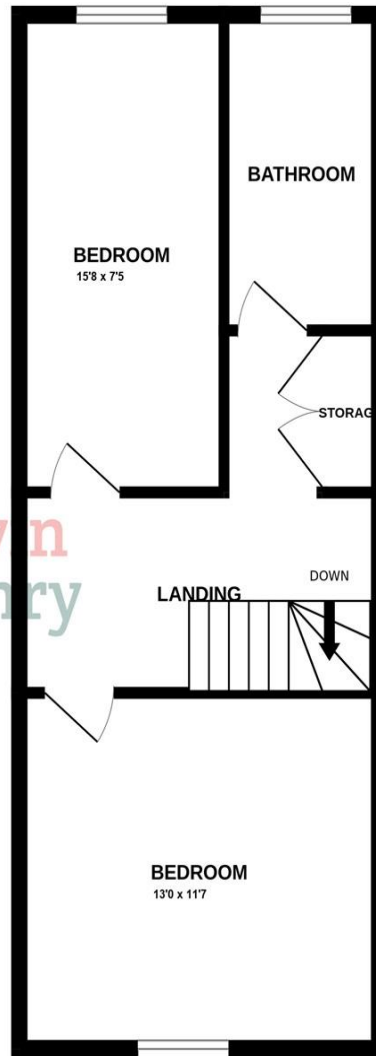
13'0 x 11'7



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedroom Two
15'8 x 7'5

Bathroom

Garden
Private rear garden comprising of lawn and patio with decking at rear. Rear access to parking

Parking
Two allocated parking spaces and bike shed

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