



East Street, Saffron Walden Offers Over £300,000 **Freehold**





# Key Features

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- Beautifully presented cottage
- Chain Free
- Two bedrooms
- Two reception rooms
- Permit parking available

\*\*\*OFFERED CHAIN FREE\*\*\*

Charming 2-Bedroom Cottage Near the Town Centre

This beautifully presented two bedroom cottage offers the perfect blend of character and modern living. The property boasts generously sized rooms, including a spacious kitchen-breakfast room ideal for casual meals and gatherings. A separate dining room provides a cozy space for entertaining or family dinners.

Outside, you'll find a charming courtyard garden, perfect for relaxing or enjoying al fresco dining. Conveniently located close to the town centre with permit parking available, this home offers easy access to shops, restaurants, and local amenities, all





while maintaining a peaceful and private setting.

This delightful cottage is ready to welcome its new owners - schedule your viewing today!

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.

#### GROUND FLOOR

Living Room

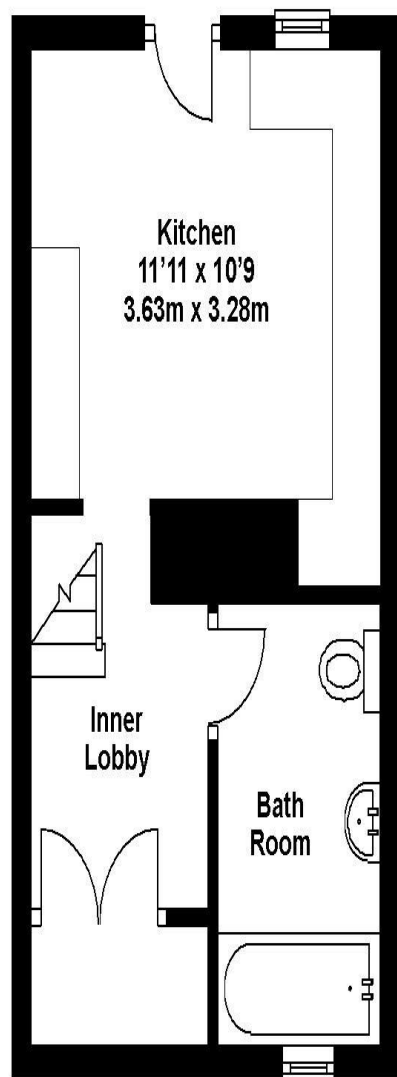
12'1 x 10'10

3.68m x 3.30m

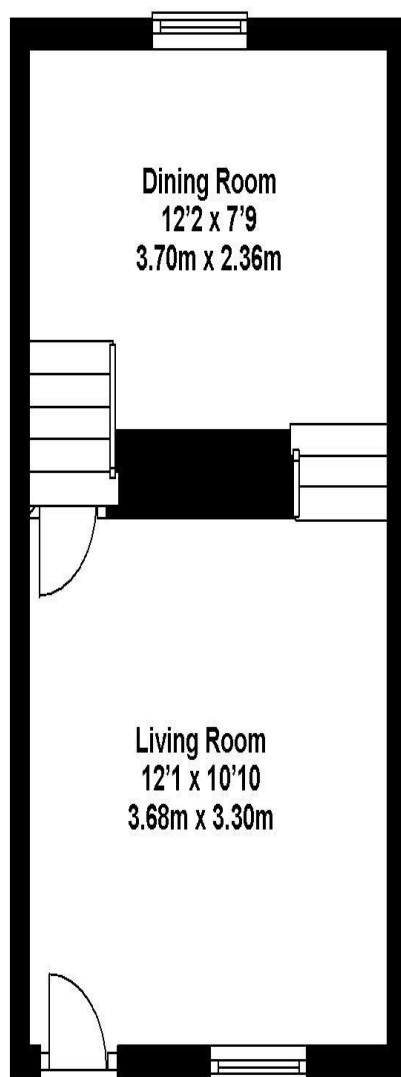
Dining Room



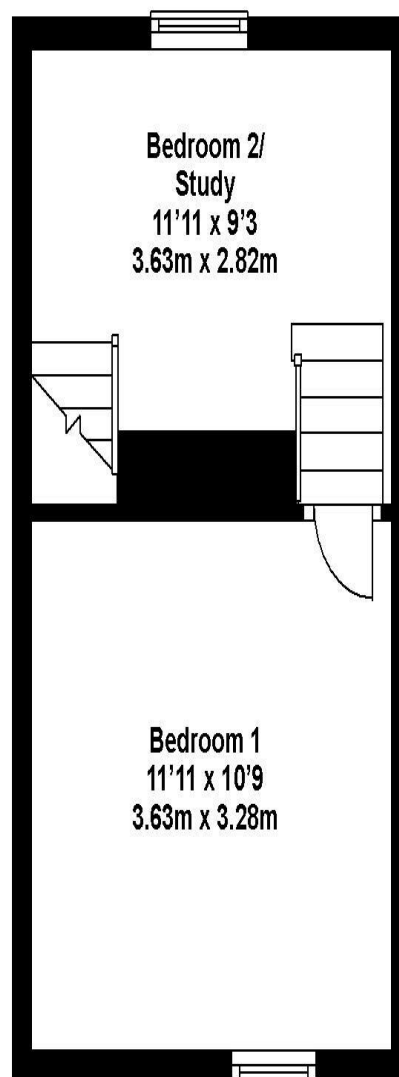
## Lower Ground Floor



## Ground Floor



## First Floor



Approx. gross internal floor area 70 sqm (750 sqft)

12'2 x 7'9  
3.70m x 2.36m

FIRST FLOOR  
Bedroom One  
11'11 x 10'7  
3.63m x 3.28m

Bedroom Two  
11'11 x 9'3  
3.63m x 2.82m

LOWER GROUND FLOOR  
Inner Lobby  
Kitchen  
11'11 x 10'9  
3.63m x 3.28m

Bathroom

OUTSIDE

Garden  
Rear garden with decking area. To the front of the property there is permit parking available.

To view this property call Kevin Henry on:  
01799 513632

# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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