



Monks Hill, Saffron Walden £485,000 **Freehold**



Key Features



- Beautifully presented
- Three double bedrooms
- Shower room and bathroom
- Two reception rooms
- Modern integrated kitchen/breakfast room

Tucked away in a peaceful cul-de-sac, this beautifully presented three-bedroom home has been thoughtfully extended and upgraded to offer the perfect blend of modern comfort and timeless style. From the moment you step inside, you'll be greeted by a wonderful sense of space and natural light, creating a warm and inviting atmosphere throughout. The ground floor features a bright and airy living room, seamlessly connected to a stylish dining room, both boasting engineered oak flooring that adds a touch of sophistication. The spacious kitchen/breakfast room offers ample workspace, modern appliances. A convenient downstairs shower room completes this level, enhancing practicality. The first floor hosts two generous double bedrooms, each designed for comfort and relaxation. A beautifully appointed shower room adds a luxurious touch with sleek fittings and a contemporary design. On the second floor, a gorgeous third double bedroom provides a private retreat, complete with excellent eaves storage, making it an ideal space for a guest suite, home office, or a relaxing master bedroom. Step outside to discover a beautifully landscaped



west-facing rear garden, designed for both relaxation and entertaining. The garden features a lush lawn, a spacious patio area, and a charming studio at the rear, currently used as a home office- perfect for those working from home or seeking a creative space.

At the front, the property benefits from ample driveway parking as well as additional storage in front of the garage, ensuring convenience for modern family living.

Situated in a quiet and family-friendly cul-de-sac, this home offers an excellent balance of tranquility and accessibility. With highly regarded schools, local parks, and everyday amenities just a short distance away, it's an ideal choice for families, professionals, or anyone looking for a stylish yet practical living space.

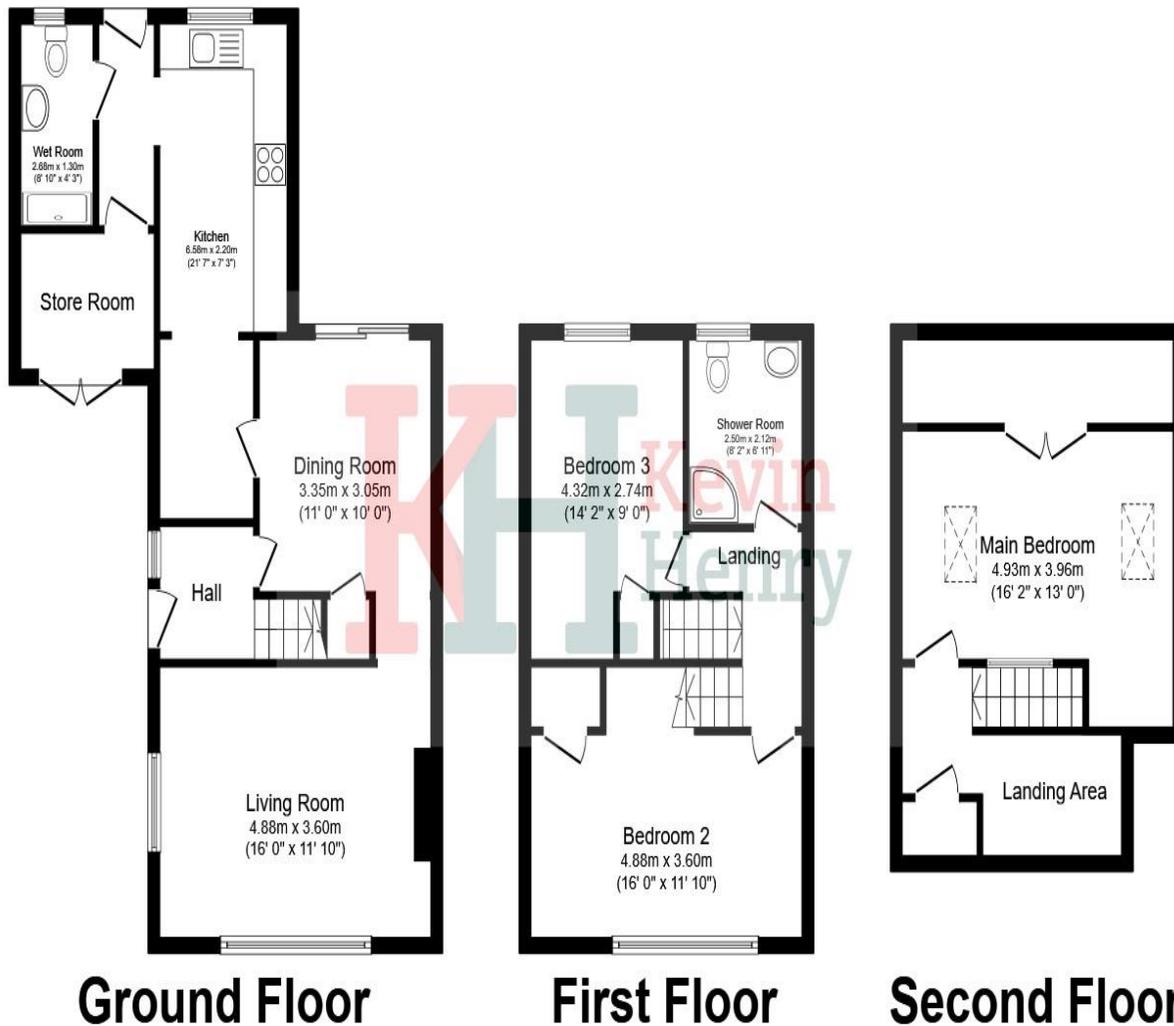
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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.

Porch
Hallway

Dining Room
11'0 x 10'0
3.35m x 3.05m
Understairs storage.

Living Room
16'0 x 11'10
4.88m x 3.60m





Kitchen/Breakfast Room
21'3 x 7'3
6.58m x 2.20m

Shower Room

First Floor Landing

Bedroom Two
16'0 x 11'10
4.88m x 3.60m

Bedroom Three
14'2 x 9'0
4.32m x 2.74m

Bathroom

Second Floor Landing
Eaves storage

Bedroom One
16'2 x 13'0
4.93m x 3.96m
Eaves storage

Garden
Private, fully enclosed with lawn and patio.

Studio
15'2 x 9'0
Situated at rear of garden, currently used as an office.

Front
Lawn to front with driveway parking leading to garage which has been converted to part storage and Shower Room.

To view this property call Kevin Henry on:
01799 513632

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