



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

Key Features

🛏️ 3 🚿 2 💡 C 🏠 D

- 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.

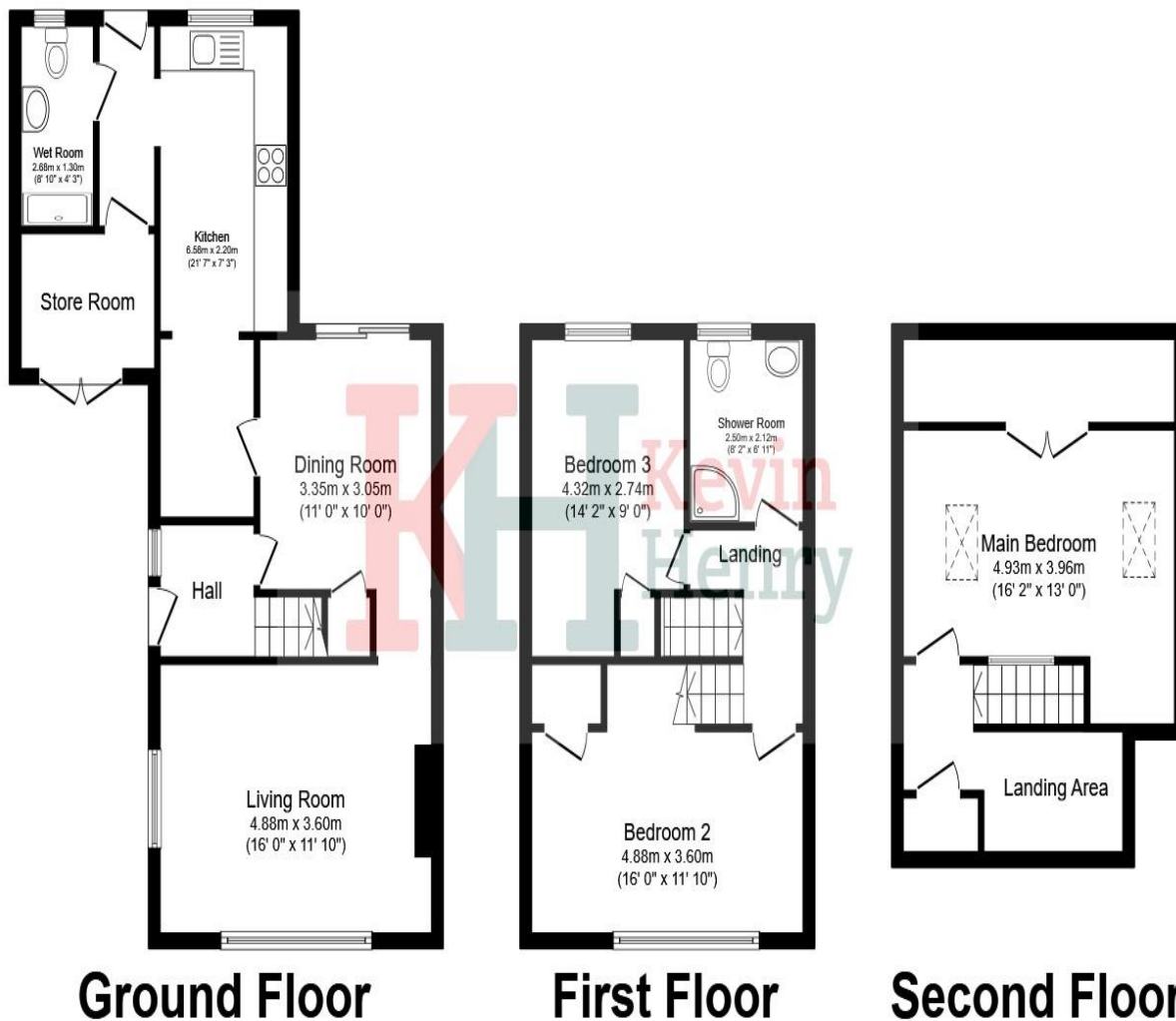
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: SAF103274 - 0001

