



Eastby Close, Saffron Walden £400,000 **Freehold**

**KH** Kevin  
Henry



# Key Features

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- Three-bedroom home - OFFERED CHAIN FREE
- Quiet cul-de-sac and close to Town Centre
- Living room and separate dining room
- Kitchen
- Potential to improve and extend STP

Situated in a popular cul-de-sac this three-bedroom family home could be your ideal purchase.

The property benefits from very good living space with a separate lounge and dining room plus well-equipped kitchen but still has the potential to further improve and extend STP.

On the first floor are three good size bedrooms and family bathroom whilst there is access to the partly boarded loft via a pull-down ladder.

The lovely west facing garden is ideal for



relaxation or entertaining with a good size lawn area plus patio area. To the front is driveway parking and entrance to the garage.

An early viewing is highly recommended! 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.

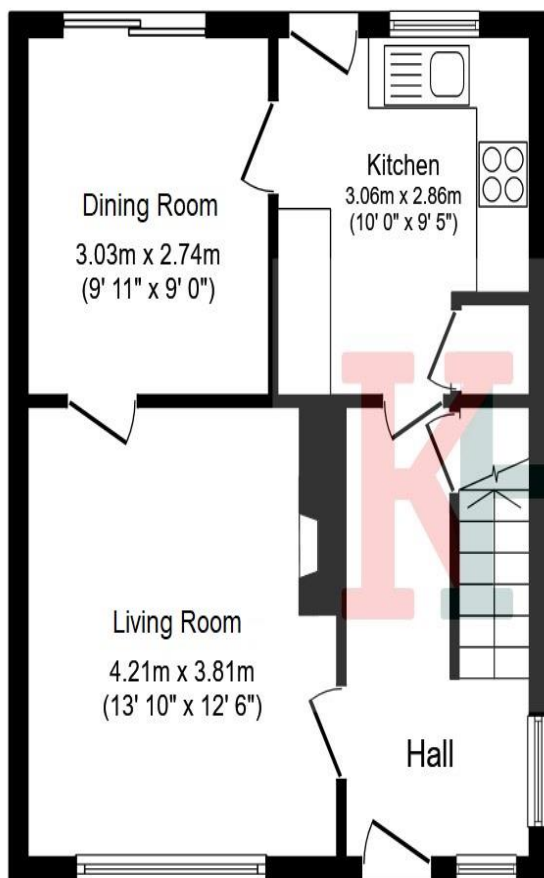
Hallway  
Under-stair storage cupboard.

Living Room  
13'10" x 12'6"  
4.21m x 3.81m

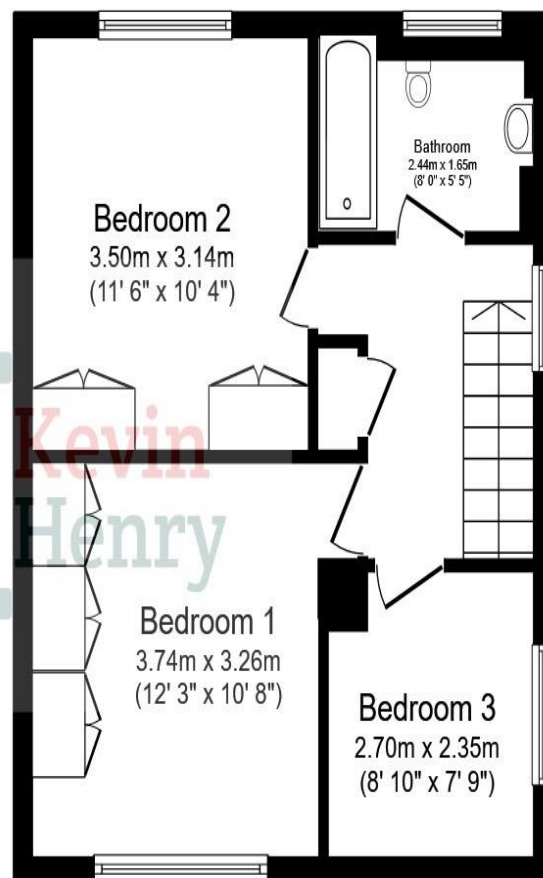
Dining Room  
9'11" x 9'0"  
3.03m x 2.74







**Ground Floor**



**First Floor**

Total floor area 79.1 m<sup>2</sup> (852 sq.ft.) approx

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](http://www.focalagent.com)

Kitchen  
10'0" x 9'5"  
3.06m x 2.86

Landing  
Storage cupboard and access to partly boarded loft via pull down ladder.

Bedroom One  
12'3 x 10'8  
3.74m x 3.26m

Bedroom Two  
11'6" x 10'4"  
3.50m x 3.14m

Bedroom Three  
8'10" x 7'9"  
2.70m x 2.35m

Bathroom  
Garden  
Good size west facing private rear garden with lawn and patio.

Front  
Lawn to front and driveway parking leading to garage.

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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