



De Bohun Court, Saffron Walden £475,000 **Freehold**

KH Kevin
Henry

Key Features



- Minutes from Town Centre
- Chain Free
- Detached house
- Two reception rooms plus conservatory
- Family bathroom and downstairs shower room

Occupying a generous corner plot this three bedroom detached house offers excellent living space with the potential to put your own stamp on the property. Downstairs benefits from a spacious lounge, dining room, kitchen and conservatory plus a shower room.

Upstairs are three good size bedrooms plus family bathroom whilst there is a pleasant private rear garden with patio and lawn offering a haven for relaxation or ideal for entertaining.

To the front is entrance to the garage plus ample driveway parking.

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.

Front
Driveway parking and access to garage.
Side gated access to rear garden.

Hallway

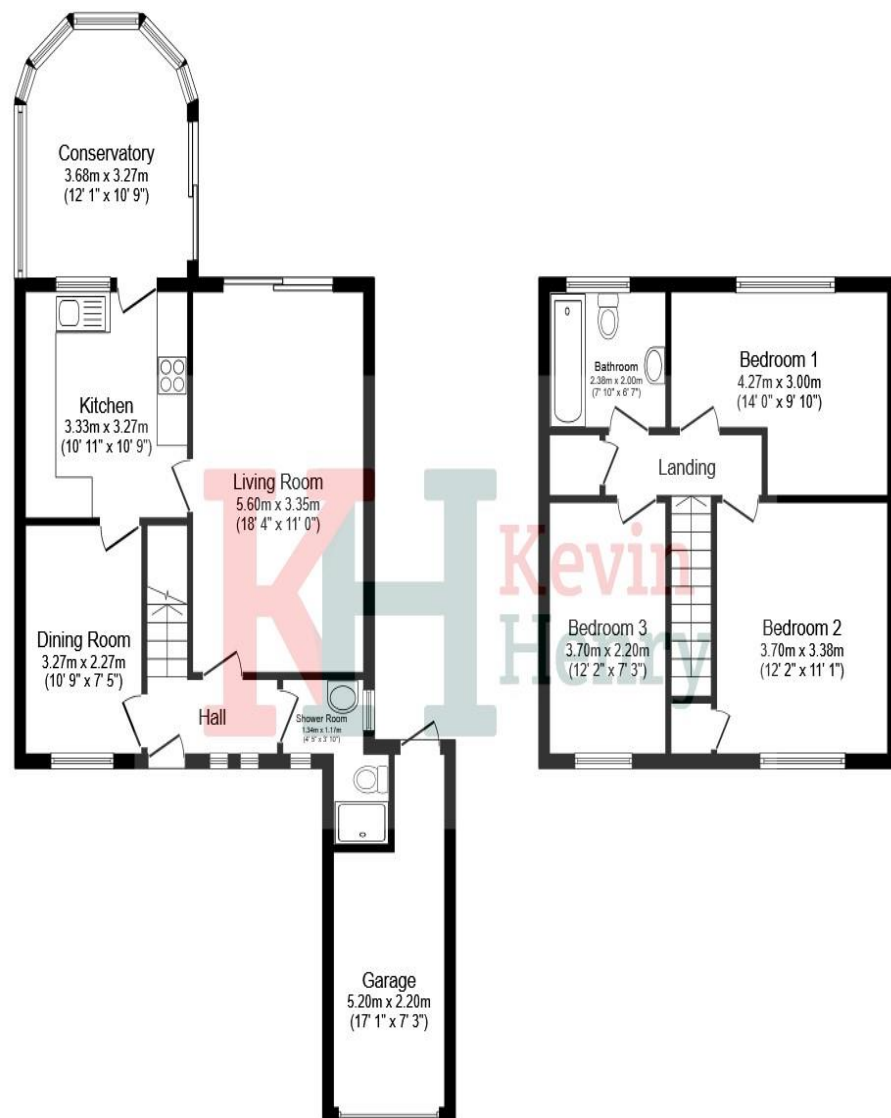
Living Room - 18'4" x 11'0" (5.60m x 3.35m)

Dining Room - 10'9" x 7'5" (3.27m x 2.27m)

Kitchen - 10'11" x 10'9" (3.33m x 3.27m)

Conservatory - 12'1" x 10'9" (3.68m x





Ground Floor

First Floor

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

3.27m)

Shower Room

Landing
Access to loft.

Bedroom One - 14'0" x 9'10" (4.27m x 3.00m)

Bedroom Two - 12'2" x 11'1" (3.70m x 3.38m)

Bedroom Three - 12'2" x 7'3" (3.70m x 2.20m)

Bathroom

Garden
Private rear garden with lawn and patio area.

Agents Notes: 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved'

To view this property call Kevin Henry on:
01799 513632

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