



Linton Close, Saffron Walden £525,000 **Freehold**

KH Kevin
Henry

Key Features

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- Five-bedroom house
- Lounge and conservatory
- Two modern bathrooms
- Kitchen/Diner
- Accommodation over three floors

Tucked away in a peaceful cul-de-sac, this beautifully presented five-bedroom detached house offers generous living space and stylish modern finishes throughout. Light and bright, the home is perfect for families seeking both comfort and functionality.

The ground floor features a spacious living room letting lots of natural light, and a bright conservatory offering lovely views of the large west-facing garden-perfect for enjoying sunny afternoons. A modern kitchen/diner provides a great space for family meals and entertaining, complemented by a sleek, contemporary downstairs bathroom.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, alongside a stylish family bathroom. The second floor offers two additional bedrooms, ideal for children,



guests, or a home office setup. Outside, the generous rear garden boasts both a lawn and patio area, plus a fully powered garden studio-ideal for use as a home office, gym, or creative space. To the front, there's a private driveway and access to the integral garage.

This is a fantastic opportunity to acquire a spacious, move-in-ready home in a quiet and family-friendly location.

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.

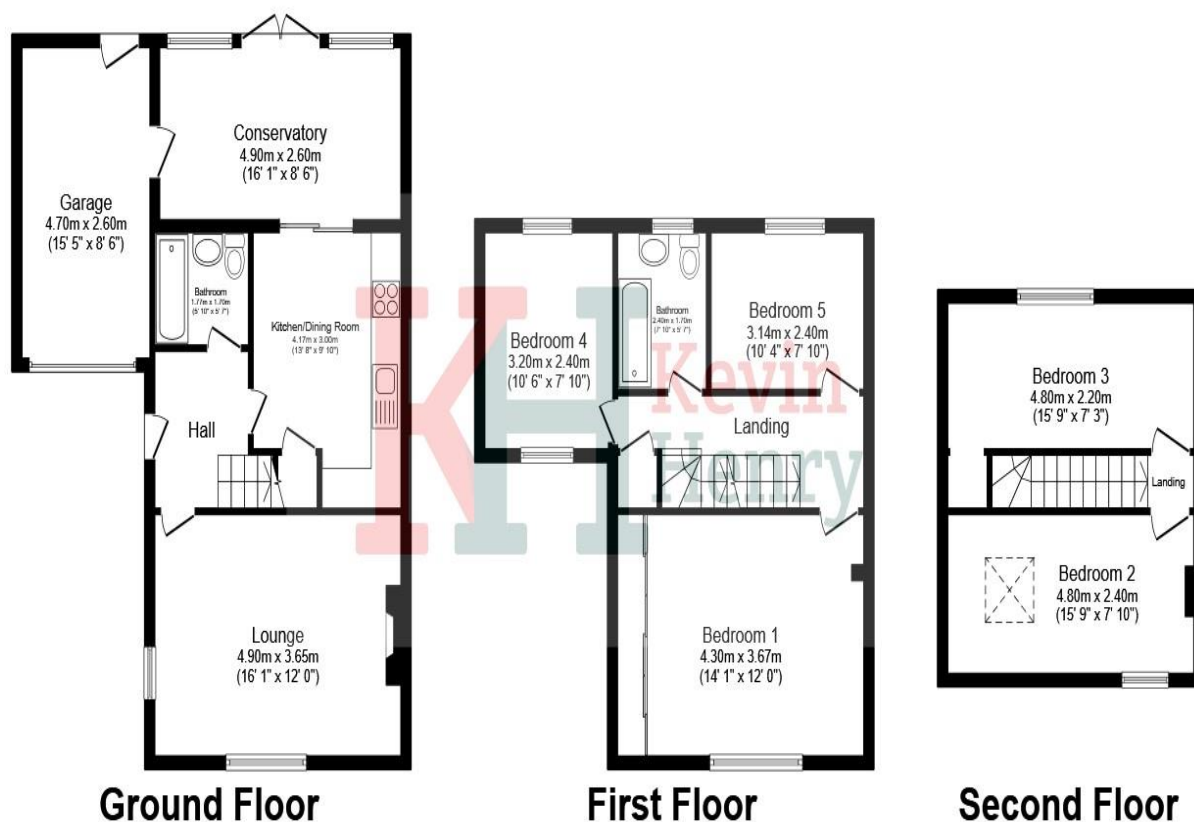
Hallway

Lounge
4.90m x 3.65m
16'1" x 12'0"

Conservatory
4.90m x 2.60m
16'1" x 8'6"

Kitchen/Diner
4.17m x 3.00m
13'8" x 9'10"
Bathroom





First Floor Landing
Airing cupboard housing new boiler.

Bedroom One
4.30m x 3.67m
14'1" x 12'0"

Bedroom Four
3.20m x 2.40m
10'6" x 7'10"

Bedroom Five
3.14m x 2.40m
10'4 x 7'10

Bathroom

Second Floor Landing

Bedroom Two
4.80m x 2.40m
15'9" x 7'10"

Bedroom Three
4.80m x 2.20m
15'9" x 7'3"

Bathroom

Garden

Good size west facing garden with lawn and patio areas plus summer house at the rear with power and lighting.

Front
Driveway and access to garage.

Garage
4.70m x 2.60m
15'5" x 8'6"

To view this property call Kevin Henry on:
01799 513632

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