



Hill Street, Saffron Walden £395,000 **Freehold**

Key Features



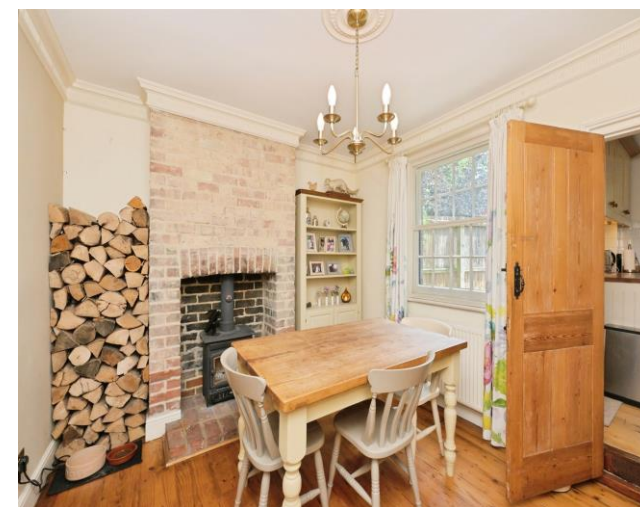
- Beautifully presented Grade II Listed house
- Chain free
- Three reception rooms including basement
- Two bedrooms
- Modern bathroom and downstairs cloakroom

Immaculately presented and full of character, this stunning Grade II listed two-bedroom house offers elegant living in the heart of the town centre.

Step inside to a charming living room featuring a cosy log burner-perfect for relaxing evenings. The living room flows seamlessly into the dining area, which leads to a well-appointed kitchen. A convenient downstairs cloakroom completes the ground floor layout.

Upstairs, you'll find two generously sized bedrooms and a stylish, contemporary bathroom, all beautifully maintained to a high standard.

Outside, the south-facing rear garden is a true highlight-offering a blend of lawn and patio spaces ideal for entertaining or quiet



retreat. A delightful summerhouse with an integrated utility area adds further versatility and charm.

Located just moments from local shops, restaurants, and amenities, this exceptional home combines period charm with modern comforts in a truly unbeatable 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

Under-stair storage cupboard.

Living Room

3.62m x 3.31m

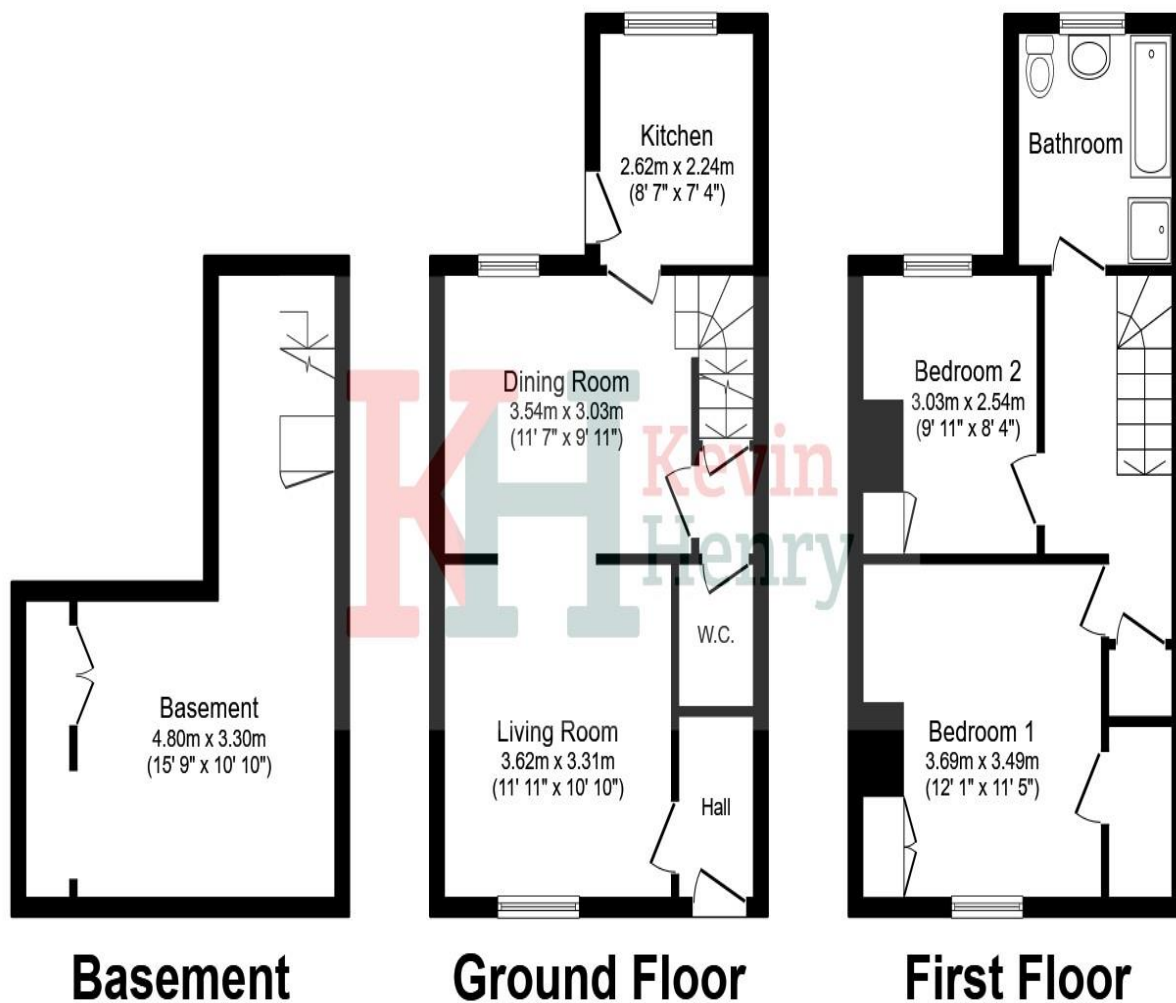
11'11" x 10'10"

Dining Room

3.54m x 3.03

11'7" x 9'11"





Kitchen
2.62m x 2.24m
8'7" x 7'4"

Cloakroom

Basement
4.80m x 3.30m
15'9" x 10'10"

Landing
Storage cupboard.

Bedroom One
3.69m x 3.49m
12'1" x 11'5"
Built-in wardrobe

Bedroom Two
3.03m x 2.54m
9'11" x 8'4"

Bathroom
Garden

Beautifully presented garden with lawn and patio areas plus summerhouse with a utility room with power, electrics and plumbing.

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