



Winstanley Road, Saffron Walden £380,000 **Freehold**

**KH** Kevin  
Henry

# Key Features



- Well-presented three bedroom house
- Spacious open plan accommodation
- Planning permission for two storey rear extension
- Planning reference number - UTT/25/0700/HHF
- Three good size bedrooms

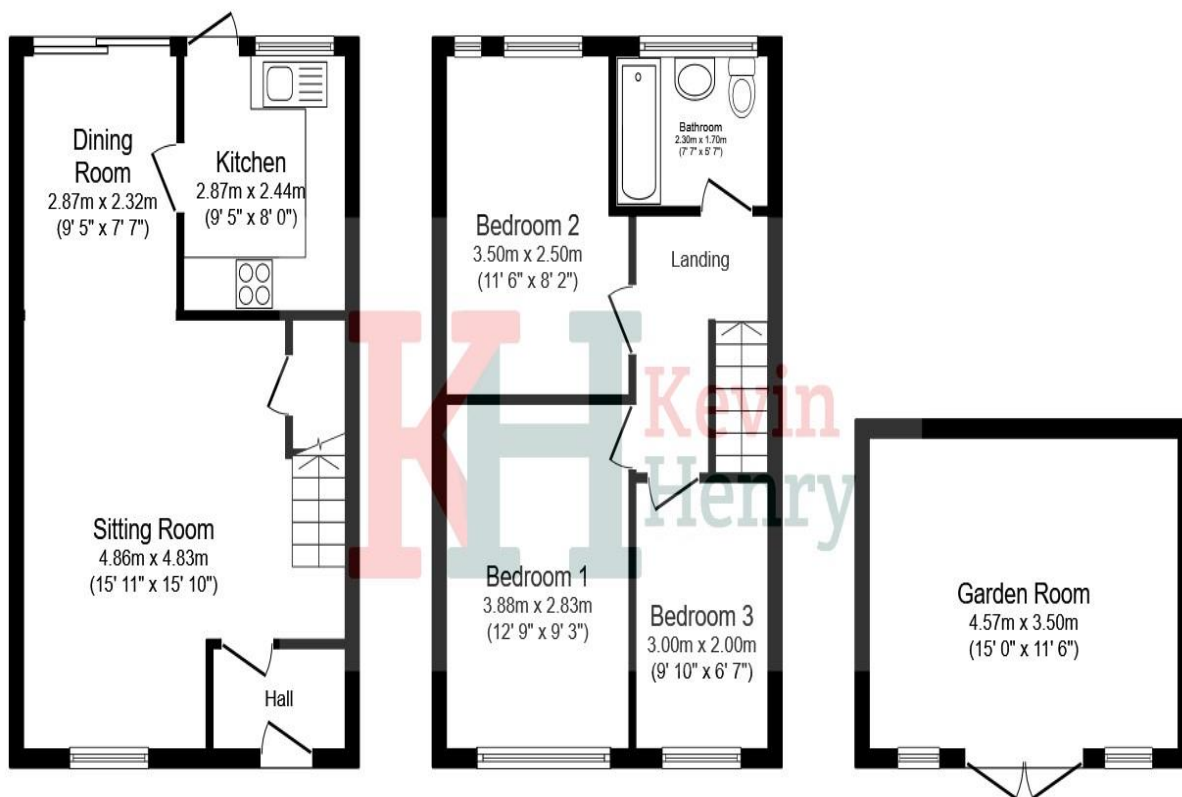
This well maintained three-bedroom home offers generous living space and a thoughtfully designed layout, perfect for modern family living. The property features a spacious living area, a well-equipped kitchen, and a contemporary bathroom. All three bedrooms are well-proportioned, providing comfortable accommodation throughout. Outside, the south-facing garden is a real highlight-complete with a lawn and patio area, ideal for relaxing or entertaining. To the rear of the garden, you'll find a versatile office studio, fully equipped with power and lighting, offering an excellent space for working from home or pursuing hobbies. The property also benefits from approved



planning permission for a double-storey rear extension, giving you the exciting opportunity to further enhance and expand the home to suit your needs. To the front there is parking for two cars plus charging point. Conveniently located close to all local amenities, this is a fantastic opportunity for buyers seeking space, flexibility, and future potential. 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  
Lounge  
4.88m x 4.83m  
15'11 x 15'10  
Under-stair storage cupboard





**Ground Floor**

**First Floor**

**Outbuilding**

Dining Area  
2.87m x 2.32m  
9'5" x 7'7"

Kitchen  
2.87m x 2.44m  
9'5" x 8'0"

Landing  
Access to loft.

Bedroom One  
3.88m x 2.83m  
12'9" x 9'3"

Bedroom Two  
3.50m x 2.50m  
11'6" x 8'2"

Bedroom Three  
3.00m x 2.00m  
9'10" x 6'7"

Bathroom  
Garden

Private fully enclosed south facing rear garden. Patio and lawn and studio to the rear.

Rear access to garage.

Garage En-Bloc

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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