



Mill Lane, Saffron Walden £270,000 **Freehold**

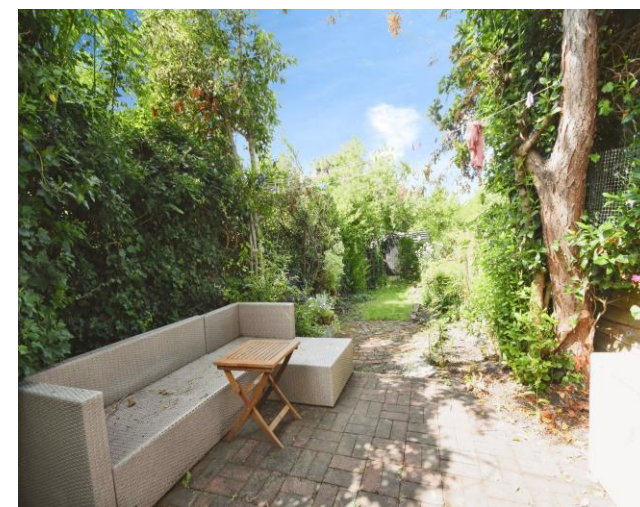
KH Kevin
Henry

Key Features

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- Well presented one bedroom cottage
- Living room with wood burner
- Modern kitchen
- Useful basement reception room currently used as an office
- Large double bedroom

Fantastic opportunity to purchase your first home or if you are looking to downsize. Located just moments from the centre of Saffron Walden this well presented one bedroom cottage is ready to move in to. The living room boasts a wood burning stove whilst the modern kitchen provides ample space for all your needs. There is also the benefit of a basement which is currently used as an office space. Upstairs you will find a double bedroom and bathroom, whilst the rear garden is of an excellent size and is mainly laid to lawn with a seating area ideal for entertaining or relaxation. 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.

Lounge
3.51m x 3.10m
11'6" x 10'2"

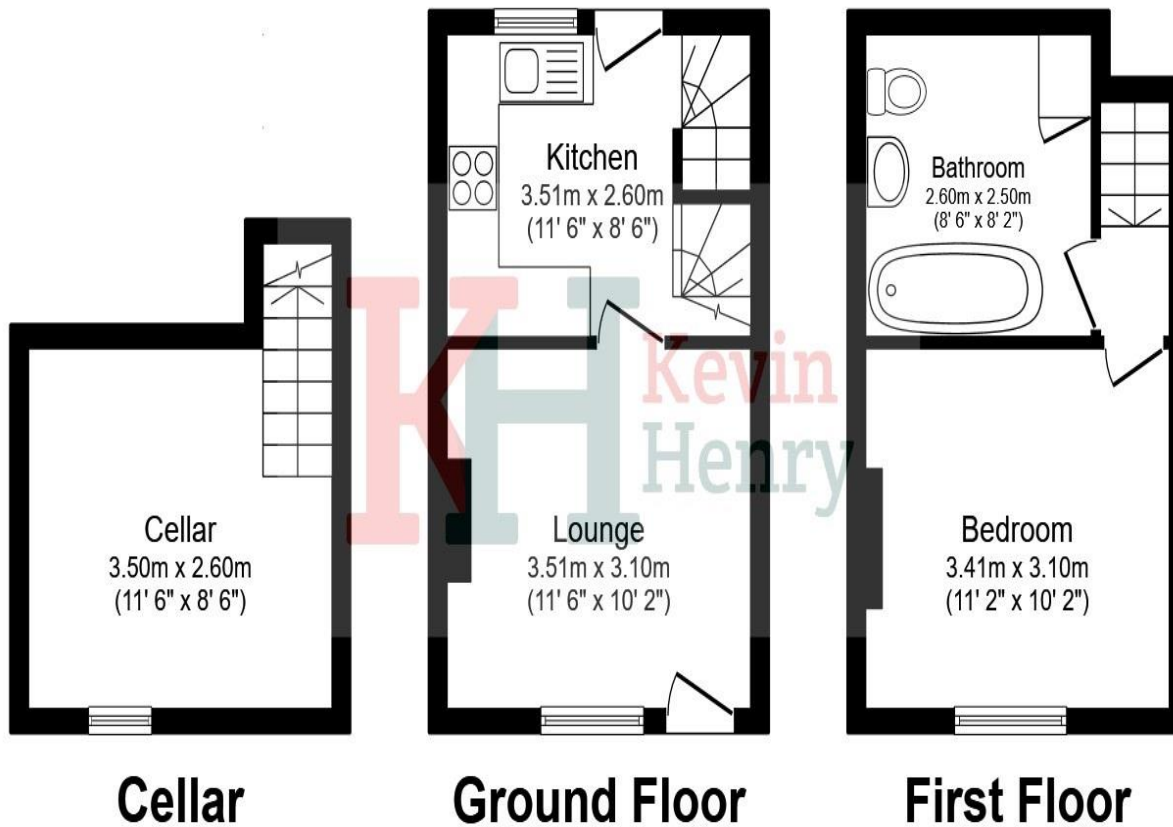
Kitchen
3.51m x 2.60m
11'6" x 8'6"

Basement
3.50m x 2.60m
11'6" x 8'6"

First Floor

Bedroom





3.41m x 3.10m
11'2" x 10'2"

Bathroom
2.80m x 2.50m
8'6" x 8'2"

Garden
Large garden mainly laid to lawn with seating area at front and shed to rear.

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

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