



OIRO £490,000 Hill Top Lane, Saffron Walden **Freehold**

Key Features

5 1 C E

- Five bedrooms
- Bathroom and shower room
- Fantastic potential
- Excellent living space
- Good size south facing rear garden
- Large kitchen
- Driveway parking
- Quiet cul-de-sac location

Tucked away in a quiet cul-de-sac close to local shops, schools, and transport links, this generous five-bedroom semi-detached property offers superb living space and fantastic scope for modernisation.

The ground floor features two large reception rooms, a dining area, and a good-sized kitchen, providing flexible accommodation for family life or working from home. Upstairs, you'll find five well-proportioned bedrooms and a family bathroom complete with a separate shower cubicle.

To the rear, there's a lean-to, a workshop, and an additional WC, leading out to a south-facing garden with a patio and lawn - perfect for enjoying the sun throughout the day. The property also benefits from driveway parking at the front.

A wonderful opportunity to create your dream home in a sought-after 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.

Porch

Hallway

Reception Room

4.50m x 2.93m

14'9" x 9'7"

Living Room

5.94m x 3.90m

19'6" x 12'10"

Dining Room

3.04m x 2.89m

10'0" x 9'6"

Kitchen

6.29m x 3.59m

20'8" x 11'9"

Conservatory/Lean To

2.80m x 2.79m

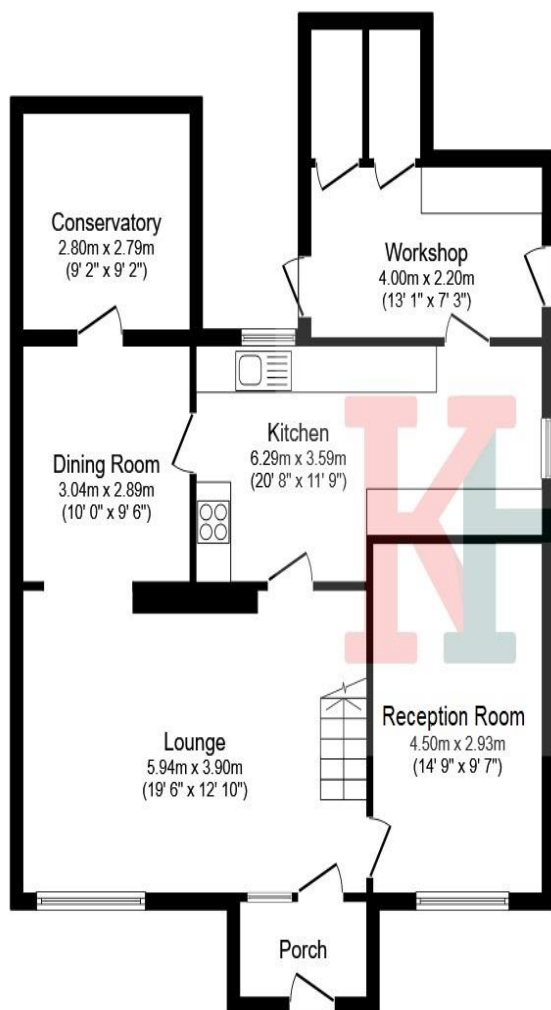
9'2" x 9'2"

Workshop and WC

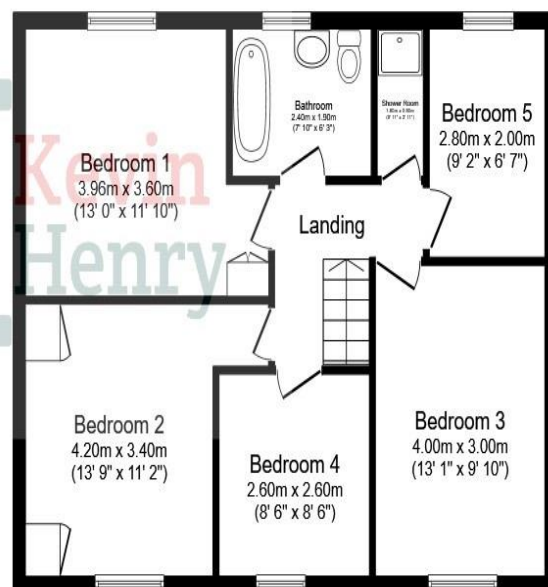
4.00m x 2.20m

13'1" x 7'3"





Ground Floor



First Floor

First Floor Landing
Access to fully insulated loft.

Bedroom One
3.96m x 3.10m
13'0" x 11'10"

Bedroom Two
4.20m x 3.40m
13'9" x 11'2"

Bedroom Three
4.00m x 3.00m
13'1" x 9'10"

Bedroom Four
2.60m x 2.60m
8'6" x 8'6"

Bedroom Five
2.80m x 2.00m
9'2" x 6'7"
Bathroom

Shower Room

Garden
Large south facing rear garden with patio and lawn.
Three sheds.

Front
Driveway parking.

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

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103587 - 0006

