



Shrublands, Saffron Walden £375,000 **Freehold**

Key Features

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- Immaculately presented throughout
- Three bedrooms
- Living Room
- Modern kitchen/diner
- Contemporary bathroom

Immaculately presented throughout, this stunning three-bedroom family home has been thoughtfully renovated by the current owners to create a stylish, comfortable, and practical living space.

The ground floor offers a welcoming living room, perfect for relaxing or entertaining, alongside a modern, well-designed kitchen that makes excellent use of the available space.

Upstairs, there are three beautifully presented bedrooms, each offering good storage and plenty of natural light, complemented by a contemporary family bathroom.

Outside, the property boasts a lovely garden with both a lawn and patio area - ideal for



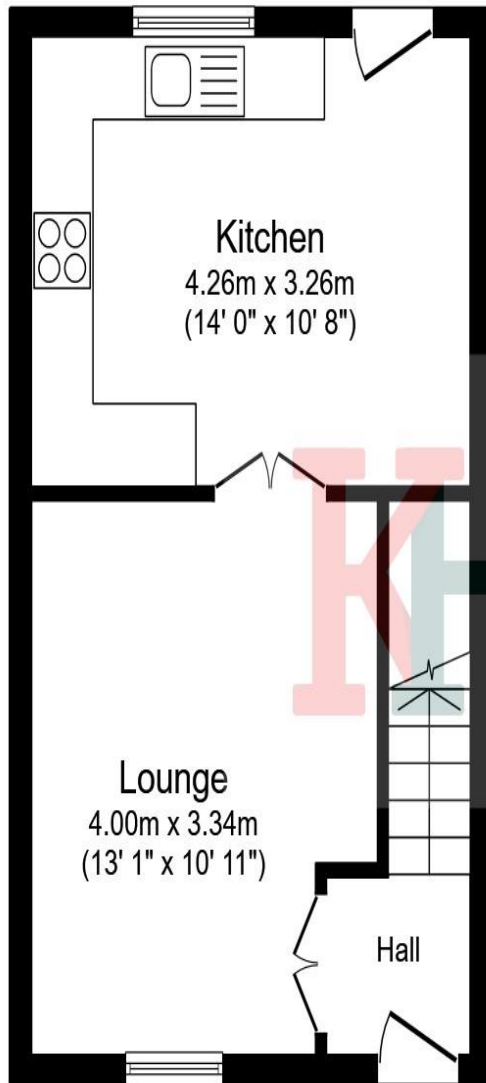
family time or summer gatherings and at the front is access to the garage and driveway parking. Nestled on a quiet cul-de-sac, this home is within easy walking distance of the town centre, local schools, and convenient travel routes. It's the perfect combination of modern comfort and a superb location. An early viewing is highly recommended! 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

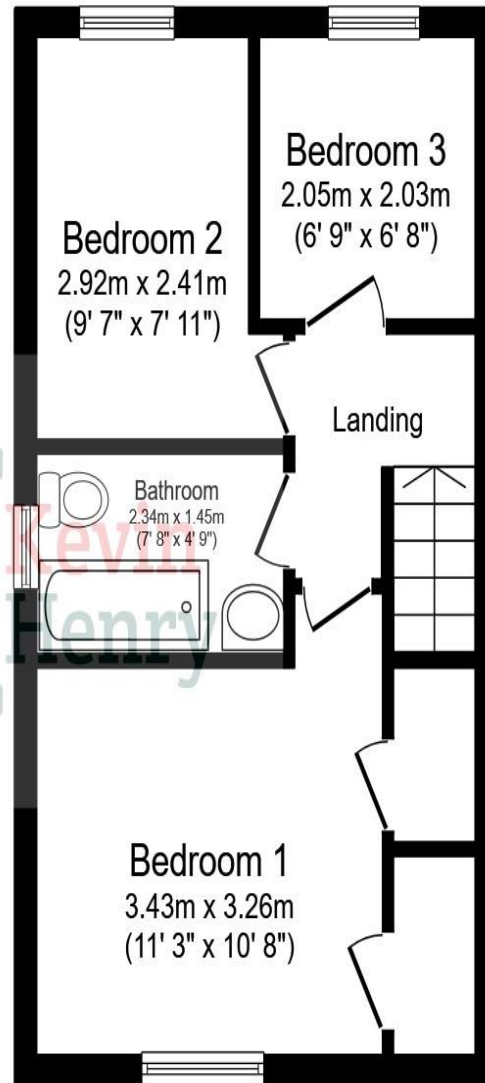
Lounge
4.00m x 3.34m
13'1" x 10'11"

Kitchen/Diner





Ground Floor



First Floor

4.26m x 3.26m
14'0" x 10'8"

Landing
Access to loft.

Bedroom One
3.43m x 3.26m
11'3" x 10'8"
Built-in cupboards.

Bedroom Two
2.92m x 2.41m
9'7" x 7'11"

Bedroom Three
2.05m x 2.03m
6'9" x 6'8"

Bathroom
Garden
Private fully enclosed rear garden with lawn and patio.

Front
Garage and 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

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