



Thaxted Road, Saffron Walden £550,000 **Freehold**

Key Features

 4  3  D  E

- Beautifully presented
- Four bedrooms with en-suite to main bedroom
- Family bathroom and downstairs shower room
- Two reception rooms
- Gorgeous kitchen/diner

Beautifully renovated throughout, this stunning four-bedroom family home offers stylish, modern living just minutes from the town centre and within the sought-after County High School catchment area. Every room has been finished to an exceptional standard, creating a home that is both elegant and practical.

The ground floor features two spacious reception rooms, ideal for family living and entertaining, along with a showstopping kitchen/diner that overlooks the wonderful west-facing rear garden. A separate utility room and a contemporary downstairs shower room, fitted with a high-quality bathroom suite, add to the home's convenience.

Upstairs, you'll find four well-proportioned bedrooms, including a generous main bedroom with a stylish en-suite and a modern family bathroom completes the first floor. The family bathroom and en-suite shower room are all from the highly regarded Mylife brand. Additional storage is available in the partly boarded loft, which also houses a secondary immersion heater- an excellent feature for busy family life.



Outside, the property boasts a beautifully landscaped rear garden, complete with a newly laid patio and a raised decking area overlooking the lawn-ideal for entertaining, al fresco dining, or relaxing in the evening sun.

This is an exceptionally stylish and thoughtfully upgraded home in a highly desirable location-perfect for families seeking space, convenience, and modern comfort.

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.

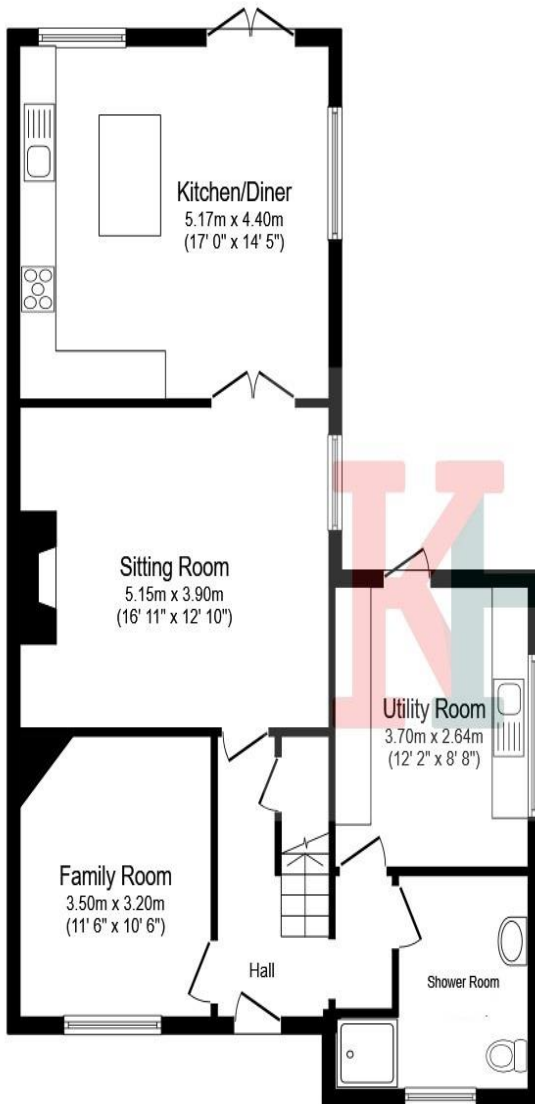
Family Room
3.50m x 3.20m
11'6" x 10'6"

Sitting Room
5.15m x 3.90m
16'11" x 12'10"

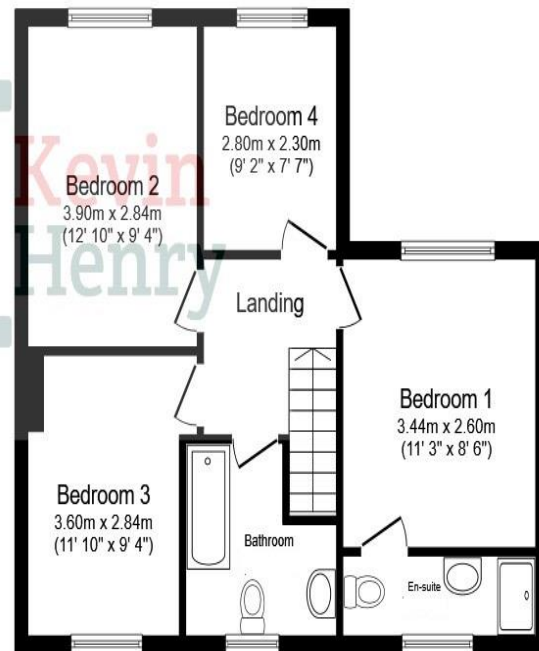
Kitchen/Diner
5.17m x 4.40m
17'0" x 14'5"

Shower Room





Ground Floor



First Floor

Utility Room
3.70m x 2.64m
12'2" x 8'8"

Landing
Access to loft which houses a separate immersion heater.

Bedroom One
3.44m x 2.60m
11'3" x 8'6"

En-Suite

Bedroom Two
3.90m x 2.84m
12'10" x 9'4"

Bedroom Three
3.60m x 2.84m
11'10" x 9'4"

Bedroom Four
2.80m x 2.30m
9'2" x 7'7"

Bathroom
Garden

Large west facing rear garden with recently installed patio area, decking area and lawn area. Side access to front.

Front
Lawn area and path to front door.

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

 sales@kevinhenry.co.uk

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