



Shrublands, Saffron Walden £230,000 **Freehold**

Key Features

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- Semi-detached one bedroom house
- Offered chain free
- Spacious lounge/diner and separate kitchen
- Gas Central Heating
- Landing with very large wardrobe space

This well-maintained one-bedroom semi-detached house offers an ideal opportunity for first-time buyers or investors seeking a smart, low-maintenance home in a desirable location. Situated in a peaceful cul-de-sac within walking distance of the town centre, local amenities plus a nearby footpath with access to open countryside, the property combines convenience with comfortable living.

The ground floor features a spacious lounge/diner with ample natural light and useful under-stair storage whilst a separate, well-equipped kitchen provides plenty of workspace.

Upstairs, you'll find a generous double bedroom with excellent storage, a modern



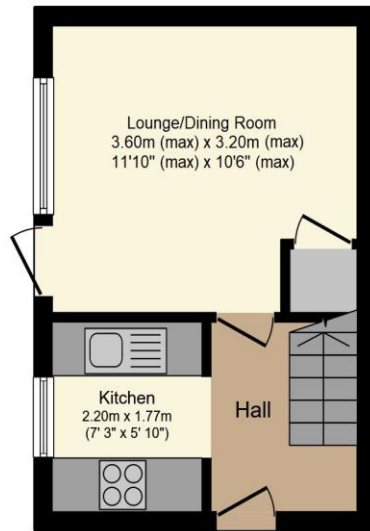
bathroom, and a landing offering access to a large additional storage area as well as the loft-perfect for keeping the home clutter-free.

French doors lead directly from the living room out to a large private garden, complete with lawn and patio, offering an inviting space for outdoor dining, relaxation, or gardening. The property also benefits from one allocated parking space. With its well-planned layout, attractive presentation, and superb location, this home is an excellent choice for those looking to step onto the property ladder or add to their investment portfolio.

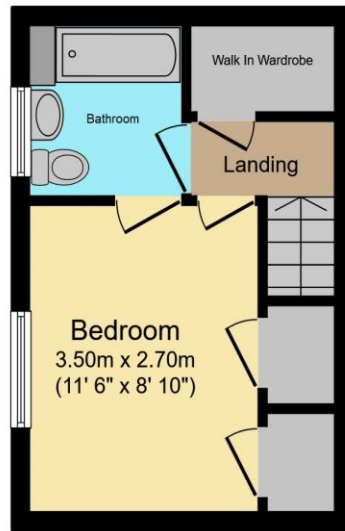
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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





Ground Floor



First Floor

Total floor area 41 sq metres 441 sq foot approx

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Lounge/Diner
3.60m (max) x 3.20m (max)
11'10" (max) x 10'6" (max)
Under-stair storage cupboard.

Kitchen
2.20m x 1.77m
7'3" x 5'10"

Landing
Walk in wardrobe

Bedroom
3.50m x 2.70m
11'6" x 8'10"
Airing cupboard and further storage cupboard.

Bathroom

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

Front
Allocated parking space.

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