



The Spike, Radwinter Road, Saffron Walden  
**OIRO £350,000 Leasehold**

# Key Features



125 Years remaining as of 01 Feb 1999

£240.00 Ground Rent pa

Review due: Ask Agent

£3145.00 Service Charge pa

Review due: Ask Agent

- Three double bedroom house
- En-suite to main bedroom
- Very well presented
- Large lounge/diner
- Spacious kitchen/breakfast room

This immaculately maintained home offers light and spacious living throughout. The ground floor features a generous lounge/dining area filled with natural light, alongside a well-equipped, good-sized kitchen/breakfast room-perfect for family living and entertaining. A convenient downstairs cloakroom and a large storage cupboard complete the ground floor



accommodation.

Upstairs, there are three double bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

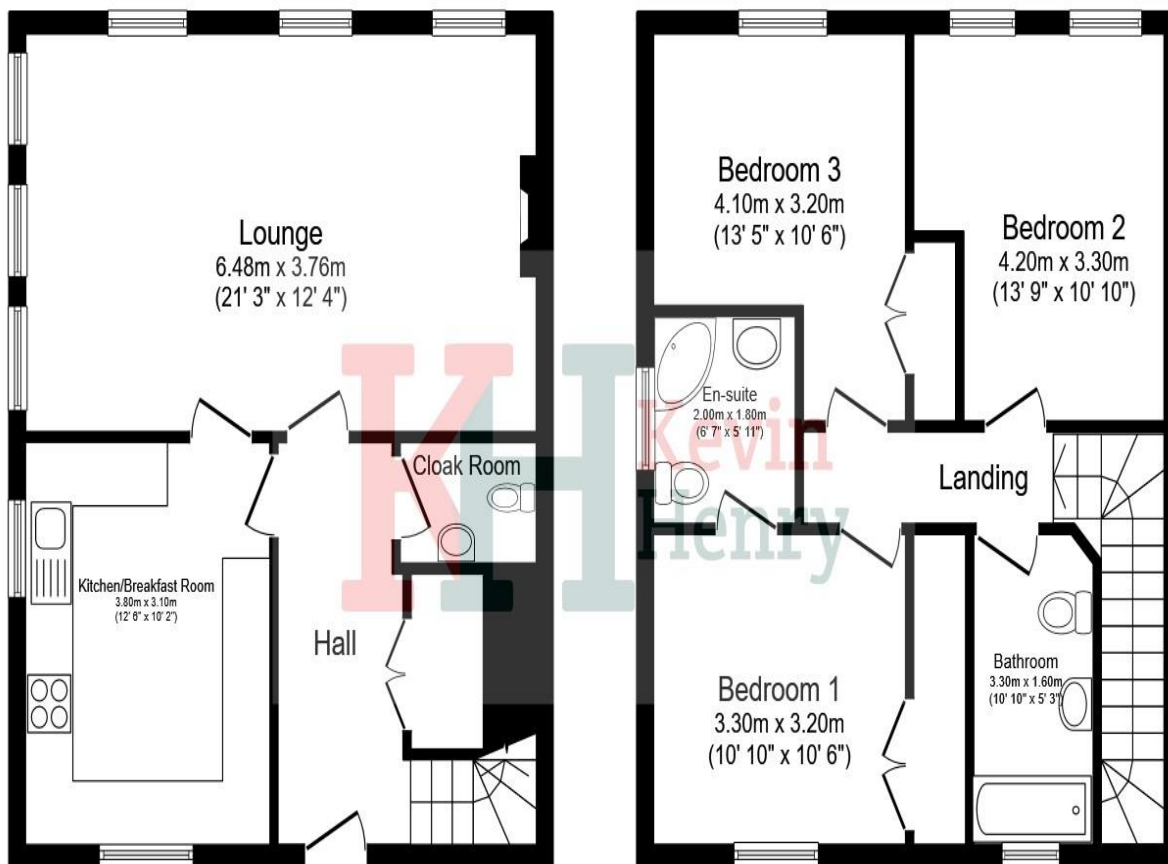
The property enjoys a charming position within a historic development in Saffron Walden, backing onto beautifully maintained communal gardens. Additional benefits include two allocated parking spaces and a useful bike shed.

Ideally located close to local amenities, shops, and schools, this property combines modern comfort with character and convenience-an ideal home in a sought-after setting.

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  
Storage cupboard.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

Cloakroom

Living Room  
6.48m x 3.76m  
21'3" x 12'4"

Kitchen/Breakfast Room  
3.80m x 3.10m  
12'8" x 10'2"

Landing

Bedroom One  
3.30m x 3.20m  
10'10" x 10'6"  
Built in wardrobes.

En-Suite

Bedroom Two  
4.20m max x 3.30m max  
13'9" max x 10'10" max

Bedroom Three  
4.10m max x 3.20m max  
13'5" max x 10'6" max

Bathroom

Outside  
Two allocated parking spaces, bike shed and communal gardens.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

To view this property call Kevin Henry on:  
01799 513632

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