



Leverett Way, Saffron Walden Guide Price-£525,000-£550,000 **Freehold**

Key Features

4 3 B E

- Spacious four bedroom town house
- Very well presented
- Two en-suites plus family bathroom
- Large lounge/diner
- Modern kitchen

Immaculately presented four-bedroom semi-detached townhouse, offering generous accommodation across three beautifully maintained floors.

A large and welcoming entrance hallway leads into a bright, light-filled lounge/diner and a modern, well-equipped kitchen. The ground floor also features a convenient cloakroom and two useful storage cupboards.

The first floor offers three well-proportioned bedrooms, including an en-suite to bedroom two, along with a contemporary family bathroom. Stairs rise to the impressive top-floor main bedroom, complete with built-in wardrobes, a stylish en-suite shower room, and excellent additional storage housing the tank.

The lovely south-facing rear garden is fully enclosed, low maintenance, and features both lawn and patio areas-perfect for families and



outdoor entertaining. A side gate provides access to the front of the property where you'll find a tandem driveway and a single garage.

This is a fantastic family home, thoughtfully designed and exceptionally well cared for. 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.

GROUND FLOOR:

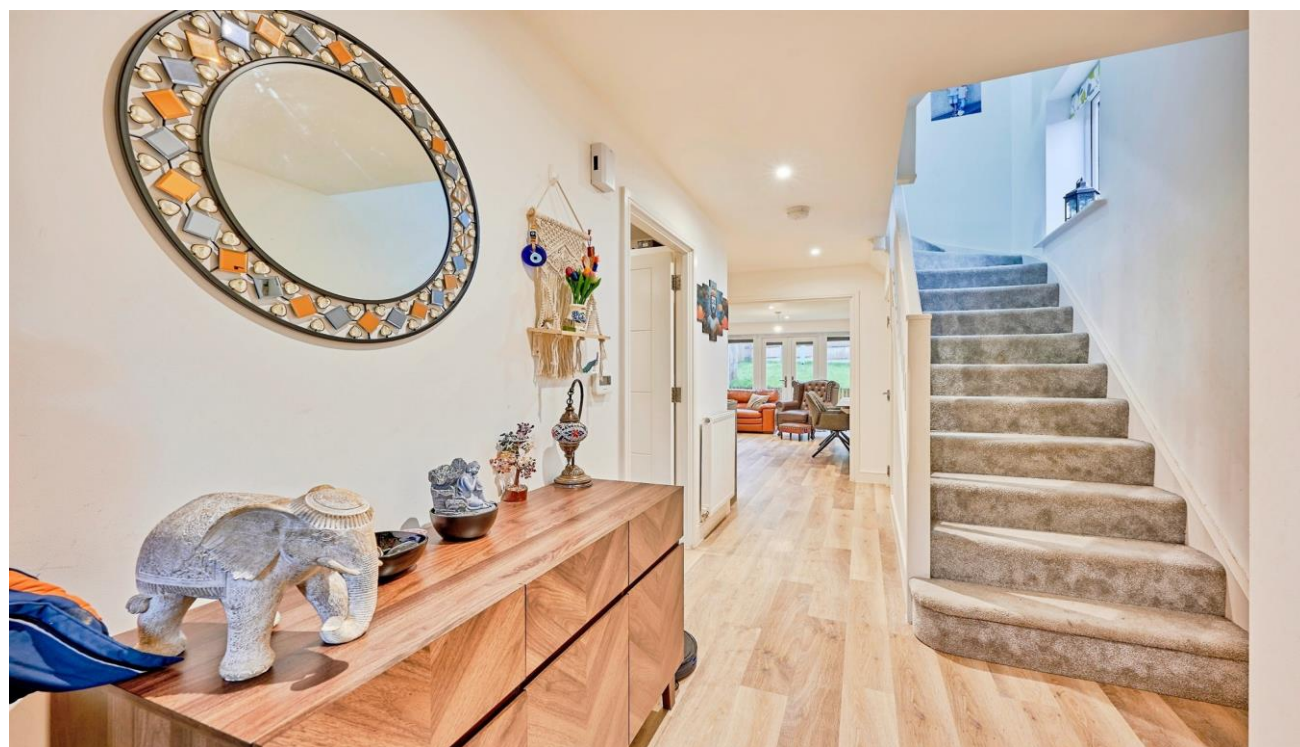
Entrance Hall
Two storage cupboards.

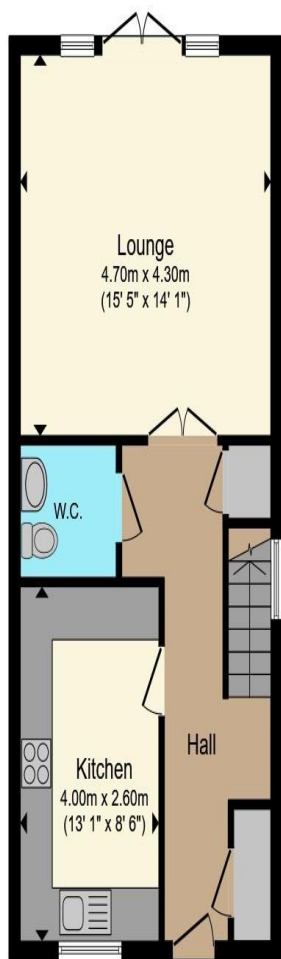
Downstairs Cloakroom

Lounge/diner
4.60m x 2.60m
13'1" x 8'6"

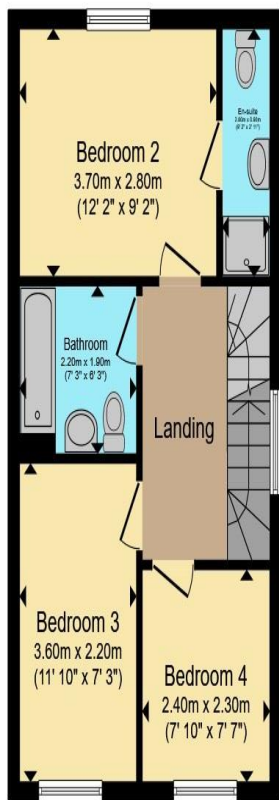
Kitchen
4.00m x 2.60m
13'1" x 8'6"

FIRST FLOOR:

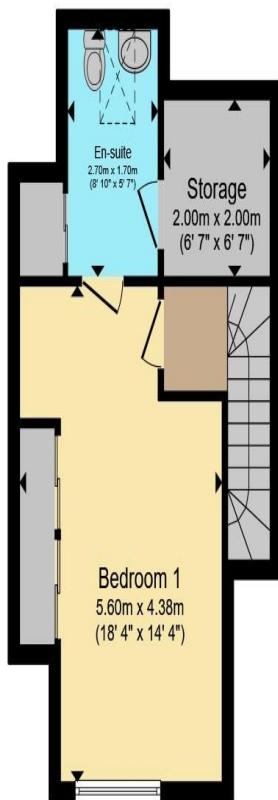




Ground Floor



First Floor



Second Floor



Garage

Total floor area 117sq.m. (1259 sq.ft.) approx

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Landing

Bedroom Two
3.70m x 2.80m
12'2" x 9'2"

Shower En-Suite

Bedroom Three
3.60m x 2.20m
11'10" x 7'3"

Bedroom Four
2.40m x 2.30m
7'10" x 7'7"

Bathroom

SECOND FLOOR:

Bedroom One
5.60m max x 4.38m max
18'4" x 14'4"
Built in wardrobes.

Shower En-Suite
Door to large storage/water tank room.

Garden
South facing private garden with patio and raised lawn area. Side access to front.

Front
Tandem driveway providing ample parking and entrance to the single garage.

**To view this property call Kevin Henry on:
01799 513632**

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