



Old Mill Road, Saffron Walden **Freehold**

KH Kevin Henry

Key Features



- Three-bedroom detached house
- Chain free
- Separate living room and dining room
- Well-equipped kitchen
- Potential to extend STPP
- South west facing private rear garden
- Garage and driveway parking
- Close to town centre and local schools

A well-presented three-bedroom detached house located in a popular area of Saffron Walden.

The property benefits from a separate living room and dining room, along with a good-sized kitchen. Adjacent to the kitchen is a large utility area, offering excellent scope for potential extension (subject to the usual planning consents). Upstairs, there are three generously sized bedrooms and a family bathroom.

Externally, the property features a good-sized rear garden, which is south-west facing and enjoys a lawn and patio area, ideal for outdoor entertaining.



To the front is driveway parking and access to the garage.

Within catchment area of County High School and close to junior schools.

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.

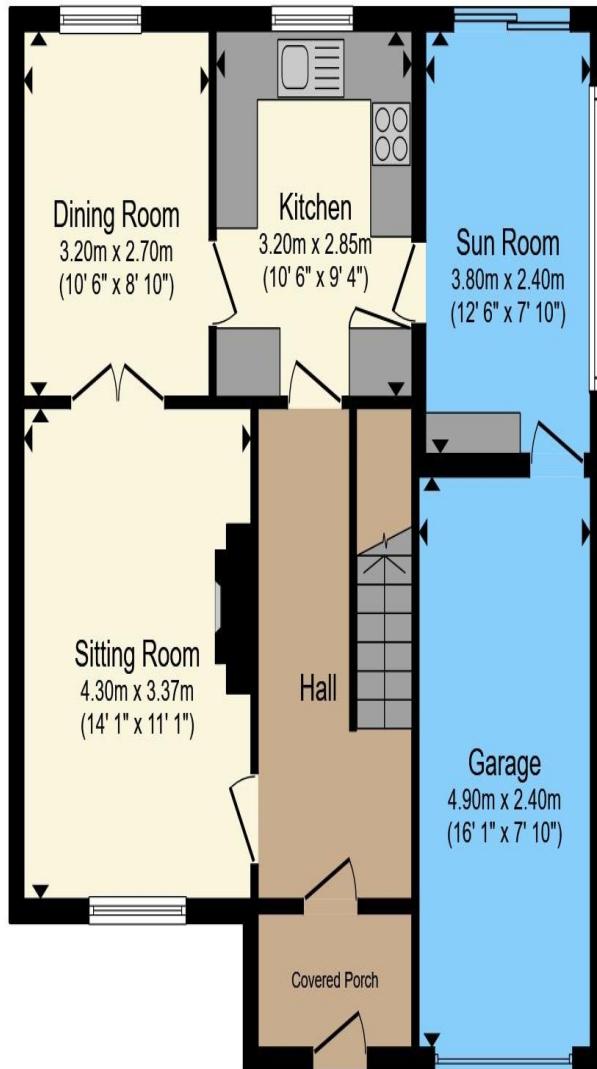
Hallway

Lounge
4.30m x 3.37m
14'1" x 11'1"

Dining Room
3.20m x 2.70m
10'6" x 8'10"

Kitchen
3.20m x 2.85m
10'6" x 9'4"

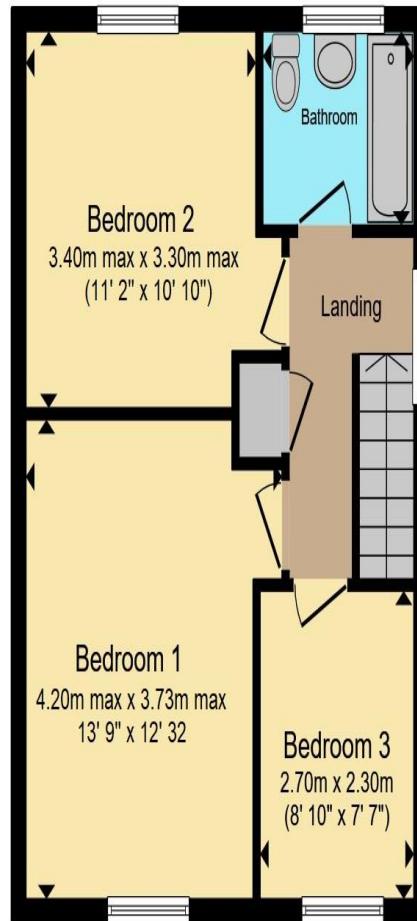




Ground Floor

Total floor area 111.9 sq.m. (1,205 sq.ft.) approx

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First Floor

Sun Room/Utility Room
3.80m x 2.40m
12'6" x 7'10"

Landing

Bedroom One
4.20m max x 3.73m max
13'9" max x 12'3" max

Bedroom Two
3.40m max x 3.30m max
11'2" max x 10'10" max

Bedroom Three
2.70m x 2.30m
8'10" x 7'7"
Bathroom
Access to the partly boarded loft via a pull-down ladder

Garden
Private, enclosed south west facing garden with shed and greenhouse with the additional benefit of side access to the front.

Front
Lawn to front and driveway parking leading to garage.



To view this property call Kevin Henry on:
01799 513632

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