



Birdbush Avenue, Saffron Walden £325,000 **Freehold**

Key Features



- Chain Free
- Very well presented and potential to extend STPP
- Two double bedrooms
- Spacious lounge/diner
- Kitchen/breakfast room

Very well presented two double bedroom house, ideal for first-time buyers or investors.

This bright and spacious home offers a generous lounge/diner filled with natural light and a modern, well-equipped kitchen. Upstairs, you'll find two good-sized double bedrooms and a family bathroom, along with an airing cupboard and loft access from the landing.

Set on a good-sized plot, the property benefits from a large lawned area to the side, offering excellent potential for extension (STPP) whilst to the front, there is driveway parking for two cars.



A fantastic opportunity to purchase a well-laid-out home with great future potential.

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.

Entrance hallway

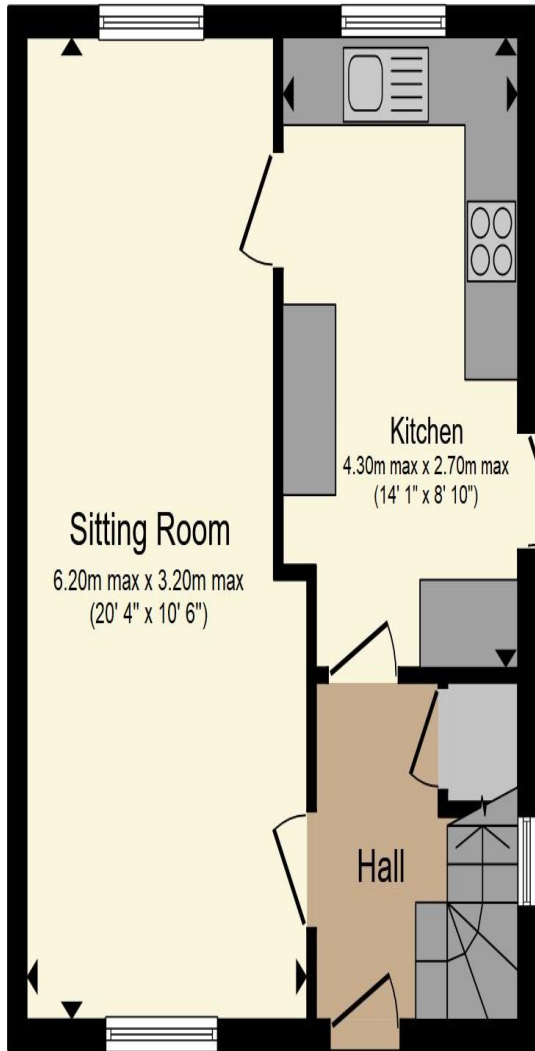
Built in cupboard.

Living Room

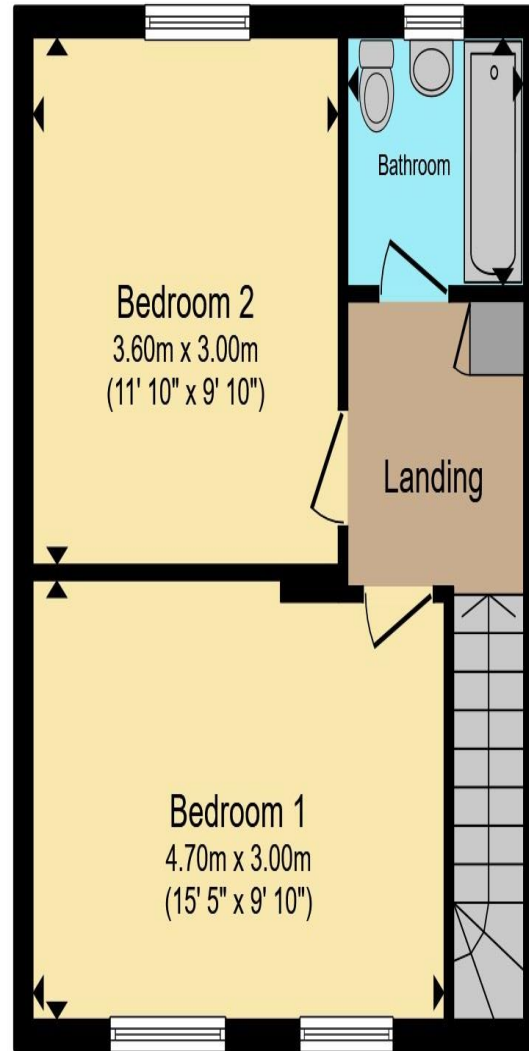
6.20m max x 3.20m max

20'4" max x 10'6" max





Ground Floor



First Floor

Total floor area 74.6 sq.m. (803 sq.ft.) approx

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.propertybox.io



Kitchen/breakfast room
4.30m max x 2.70m max
14'1" max x 8'10" max

First floor landing
Access to loft and airing cupboard.

Bedroom One
4.70m x 3.00m
15'5" x 9'10"

Bedroom Two
3.60m x 3.00m
11'10" x 9'10"

Bathroom

Garden
South facing garden with large plot to the side and rear courtyard area.

Parking
Driveway parking for two cars.

To view this property call Kevin Henry on:
01799 513632

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