



Thaxted Road, Saffron Walden **Freehold**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free
- Three Bedrooms

Extended and modernised by the current owners, this charming cottage is located within easy walking distance of the town centre and is offered with no onward chain. You really do have to view the property to appreciate the size and condition. You enter into a spacious living room with exposed beams and fireplace with wood burning stove, steps up to kitchen/dining room, wall and base units with worktops over, range cooker with extractor over, steps to utility area, here you find more wall and base units with worktop over, inset sink and drainer. Garden room offers the perfect space for unwinding with views over the garden. Cloakroom completes the downstairs accommodation.



Up on the first floor you will find three bedrooms and modern family bathroom. Outside there is an enclosed private rear garden which is a fantastic space for entertaining, paved with raised flower beds and mature borders. There is also an outside pod/office this could be used as a home office for those working from home or an extra bedroom, wc to the rear.

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. 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.

Living Room 17'4max x 11'7

Kitchen/Dining Room 18'2 x 7'2

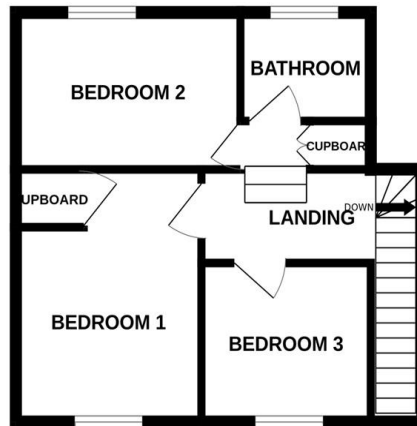
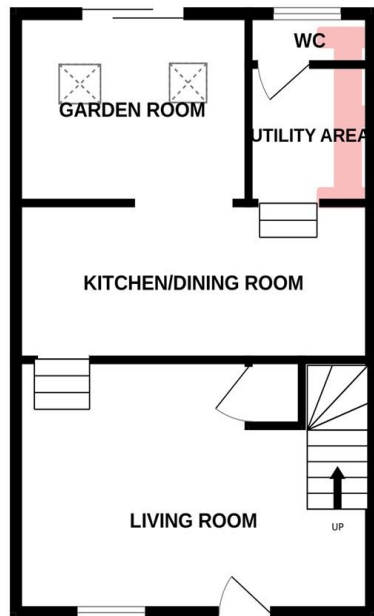
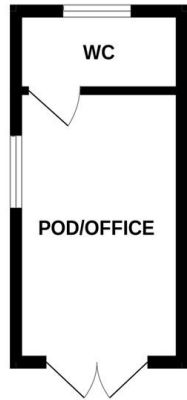
Garden Room 11'5 x 8'8

Utility Area 6'5 x 5'8



GROUND FLOOR

1ST FLOOR



Cloakroom

First Floor Landing

Bedroom One 11'8 x 8'8 max

Bedroom Two 10'8 x 8'9

Bedroom Three 9'1 x 7'3

Family Bathroom

Outside

Pod/Office 12'3 x 8'1

WC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Kevin Henry on:  
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