



Stanleys Farm Road, Saffron Walden £450,000 **Freehold**



# Key Features



- Four bedroom family home
- Separate living room and dining room
- Kitchen
- Family bathroom
- West facing garden

Whilst in need of some modernising, this four bedroom family home has the potential to become a fabulous property. There are two reception rooms, a generous sized lounge plus dining room, well-equipped kitchen and bathroom. There is also the benefit of a conservatory/lean to which can be converted into extra living space.

On the first floor are three good size bedrooms and stairs to the second floor landing leading to a further double bedroom and cloakroom.

The rear garden is west facing with patio and lawn and side access to the front of the property which has an extended garage and workshop with driveway parking for 4 cars.

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.

#### ROOMS:

Hallway

Living Room

5.00m x 3.60m

16'5" x 11'10"

Dining Room

3.40m x 3.00m

11'2" x 9'10"

Storage cupboards.

Kitchen

5.04m x 2.10m

16'6" x 6'11"

Conservatory

1.80m x 1.79m

5'11" x 5'10"

Bathroom

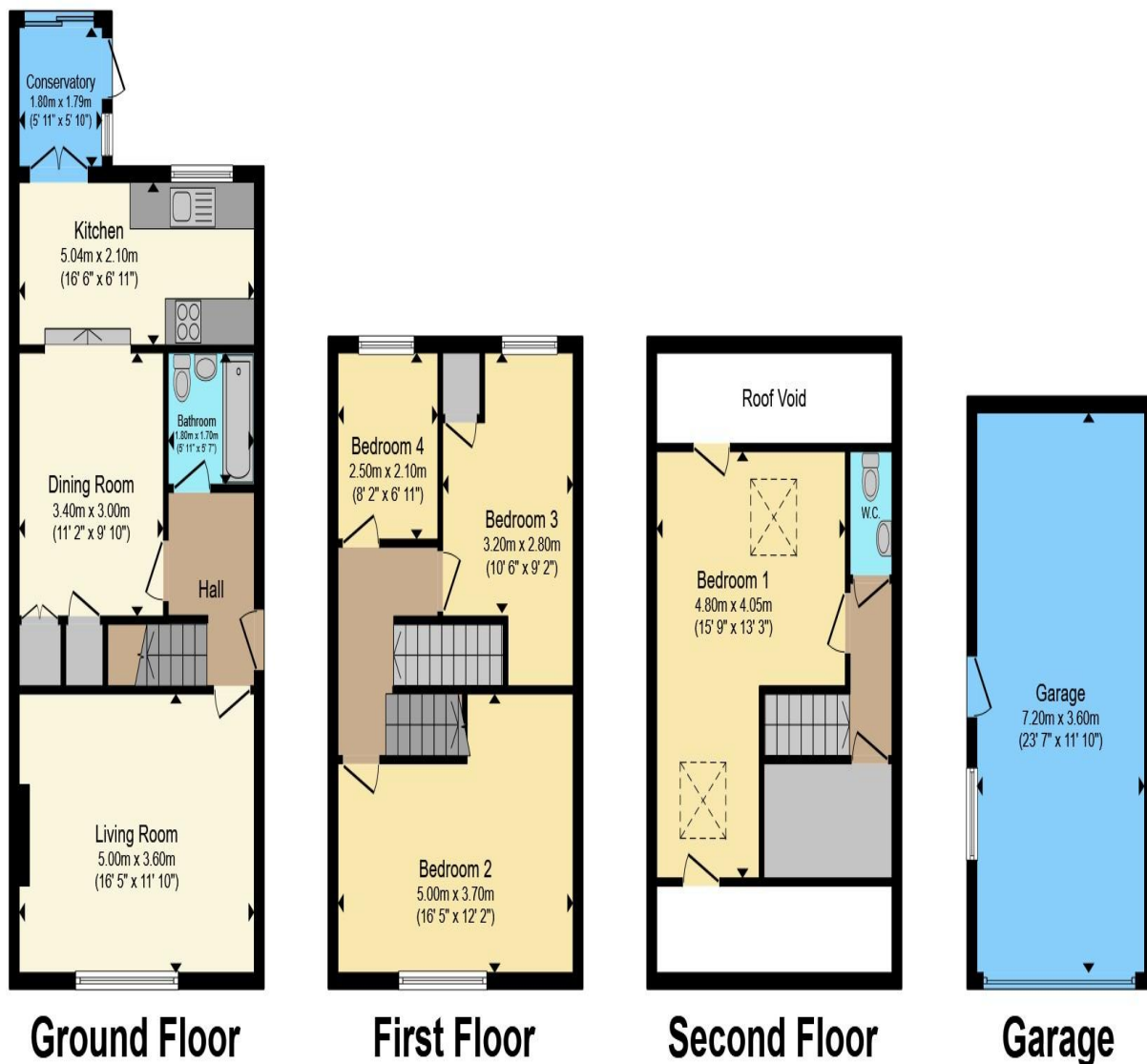
First Floor Landing

Bedroom Two

5.00m max x 3.70m max

16'5" max x 12'2" max





Total floor area 150.2 sq.m. (1,617 sq.ft.) approx

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Bedroom Three  
3.20m max x 2.80m max  
10'6" max x 9'2" max

Bedroom Four  
2.50m x 2.10m  
8'2" x 6'11"

Second Floor Landing

Bedroom One  
4.80m max x 4.05m max  
15'9" max x 13'3" max  
Eaves storage.

Cloakroom

Garden  
West facing garden with lawn and patio areas. Side access and door to garage.

Front  
Driveway parking.

Garage and Workshop

7.20m x 3.60m  
23'7" x 11'10"

To view this property call Kevin Henry on:  
01799 513632

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