



Goddard Way, Saffron Walden £300,000 **Freehold**

KH Kevin
Henry

Key Features



- Three-bedroom family house
- Good size living space
- Large kitchen/diner
- Living room
- Stylish bathroom

Well presented family home with excellent living space and only minutes walk from the town centre. The property benefits from a good size living room, open plan kitchen/diner and downstairs cloakroom. Upstairs are three good size bedrooms and modern bathroom plus access to the part boarded loft and airing cupboard. The rear garden offers both a lawn area and patio area with rear access to further parking. This is a great opportunity to secure a ready to move into home close to all local amenities. Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned



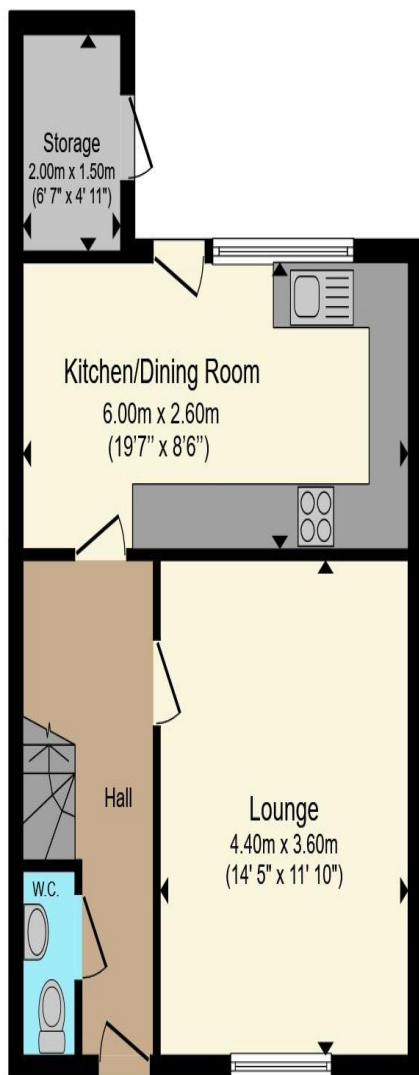
Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, 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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

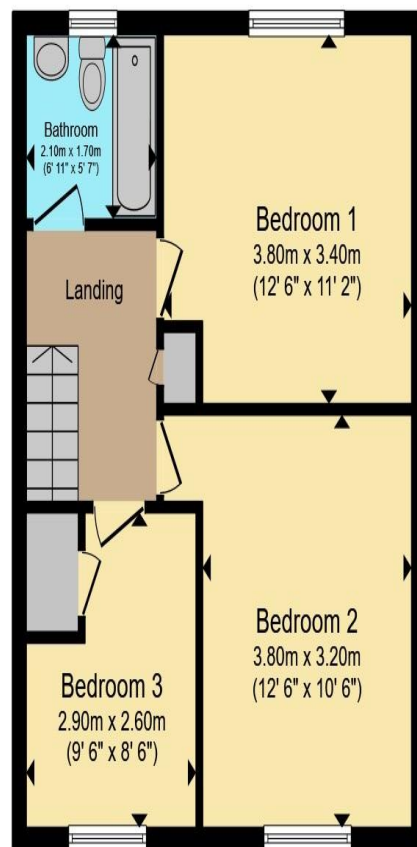
Hallway

Lounge
4.40m x 3.60m
14'5" x 11'10"





Ground Floor



First Floor

Total floor area 89.3 sq.m. (961 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/Diner
6.00m x 2.60m
19' 7" x 8' 6"

Cloakroom

Landing
Airing cupboard and access to partly boarded loft.

Bedroom One
3.80m x 3.40m
12' 6" x 11' 2"

Bedroom Two
3.80m x 3.20m
12' 6" x 10' 6"

Bedroom Three
2.90m max x 2.60m max
9' 6" max x 8' 6" max
Built in over stair storage cupboard.

Bathroom
Garden

Private rear garden with lawn and patio and rear access to parking.

To view this property call Kevin Henry on:
01799 513632

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