



Radwinter Road, Saffron Walden

**£385,000** Leasehold



# Key Features

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Years remaining as of  
£ Ground Rent pcm  
Review due:  
£ Service Charge pcm  
Review due:

- Chain Free
- Super potential
- Excellent living space
- Three good size bedrooms
- Large rear garden

This three-bedroom home offers an excellent opportunity for buyers looking to modernise and add value. While the property would benefit from updating throughout, it already provides generous living space and holds significant potential for further extension,



subject to the necessary planning permissions.

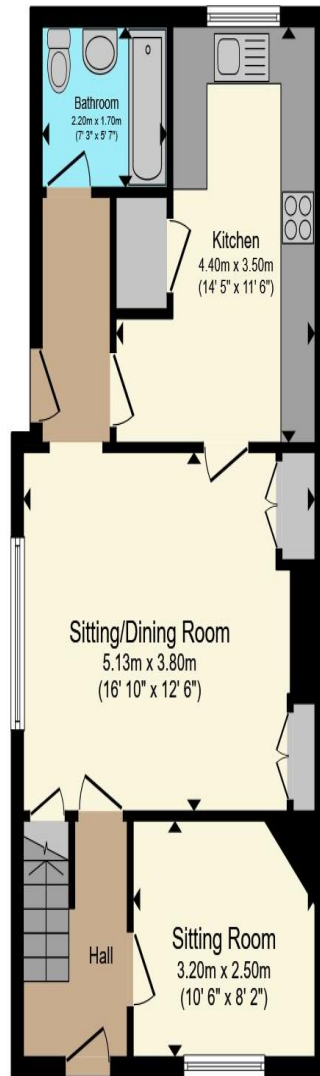
The accommodation comprises three well-proportioned bedrooms, two reception rooms, a kitchen, a downstairs bathroom, and an upstairs cloakroom, offering a flexible layout for family living.

Externally, the property boasts a good-sized rear garden, mainly laid to lawn with a patio area-ideal for outdoor entertaining. To the front, there is the added benefit of driveway parking.

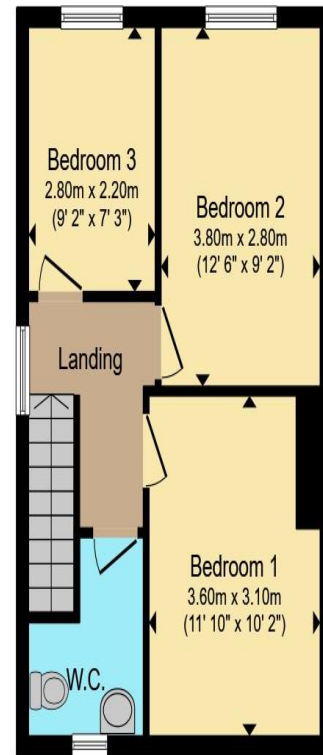
Conveniently located within walking distance of the town centre, this property is perfectly positioned for access to local amenities, shops, and transport links.

A fantastic opportunity for those looking to create a home tailored to their own taste. 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





**Ground Floor**



**First Floor**

Total floor area 92.9 sq.m. (1,000 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](http://www.propertybox.io)



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:**

Entrance Hall  
Reception Room  
3.20m x 2.50m  
10'6" x 8'2"

Lounge/Diner  
5.13m 3.80m  
16'10" 12'6"

Kitchen  
4.40m max x 3.50m max  
14'5" max x 11'6" max  
Large pantry.

Bathroom

First floor landing

Bedroom One  
3.60m x 3.10m  
11'10" x 10'2"

Bedroom Two

To view this property call Kevin Henry on:  
01799 513632

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