



De Bohun Court, Saffron Walden £650,000 **Freehold**



Key Features



- Offered chain free
- Good size lounge
- Separate dining room and modern kitchen
- Arranged over three floors - main bedroom with en-suite on second floor
- Private enclosed rear garden

A fantastic opportunity to acquire this spacious and well-presented five-bedroom detached family home, ideally situated within walking distance of the town centre and local amenities, yet tucked away in a quiet cul-de-sac location.

Arranged over three floors, the property offers flexible and versatile living accommodation throughout. The ground floor features a bright and generously sized lounge, forming the heart of the home, alongside a modern kitchen and a separate dining room, which can also be utilised as a home office.

The first floor comprises three well-proportioned double bedrooms, a good-sized single bedroom, and a contemporary family bathroom. The second floor is dedicated to an impressive principal bedroom, complete with built-in wardrobes and a stylish en-suite.

Externally, the property benefits from a well-maintained, private rear garden, perfect for family living and entertaining. To the front, there is ample driveway parking and access to the garage, which has recently been upgraded with a new



electric door.

This is an ideal family home in a highly convenient location-early viewing is highly recommended.

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:

Entrance Hall
Downstairs Cloakroom

Lounge
7.0m max x 3.4m max
23'0" max x 11'2" max

Dining Room
3.30m x 2.70m
10'10" x 8'10"

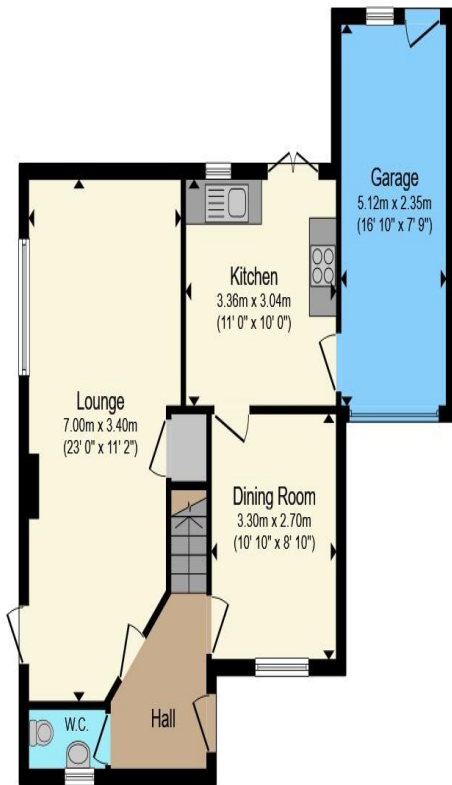
Kitchen
3.36m x 3.04m
11'0" x 10'0"

FIRST FLOOR:

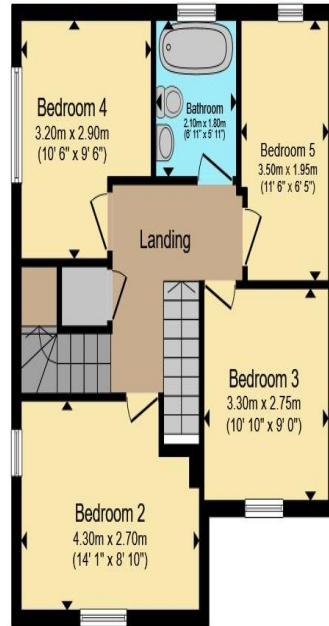
Landing

Bedroom Two
4.30m max x 2.70m max

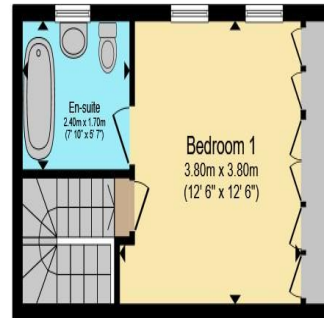




Ground Floor



First Floor



Second Floor

Total floor area 138.2 sq.m. (1,488 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



14'1" max x 8'10" max

Bedroom Three
3.30m x 2.75m
10'10" x 9'0"

Bedroom Four
3.20m max x 2.90m max
10'8" max x 9'6" max

Bedroom Five
3.50m x 1.95m
11'6" x 6'5"

Bathroom

SECOND FLOOR:

Bedroom One
3.80m max x 3.80m max
12'6" x 12'6"
Built in wardrobes and storage cupboard.

En-Suite

Garden
Well maintained private rear garden with large lawn area and patio area.

Front
Driveway parking and access to garage.

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