



Church Street, Saffron Walden £339,950 **Freehold**

Key Features

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- Two bedroom Grade II Listed period cottage
- Town Centre location
- Immaculately presented
- Renovated throughout
- Offered chain free

A beautifully presented Grade II listed period cottage, recently and comprehensively renovated to an exceptional standard, blending character features with modern living.

Rich in charm, the property boasts a wealth of original features including attractive fireplaces in both the living room and bedrooms, creating a warm and inviting atmosphere throughout.

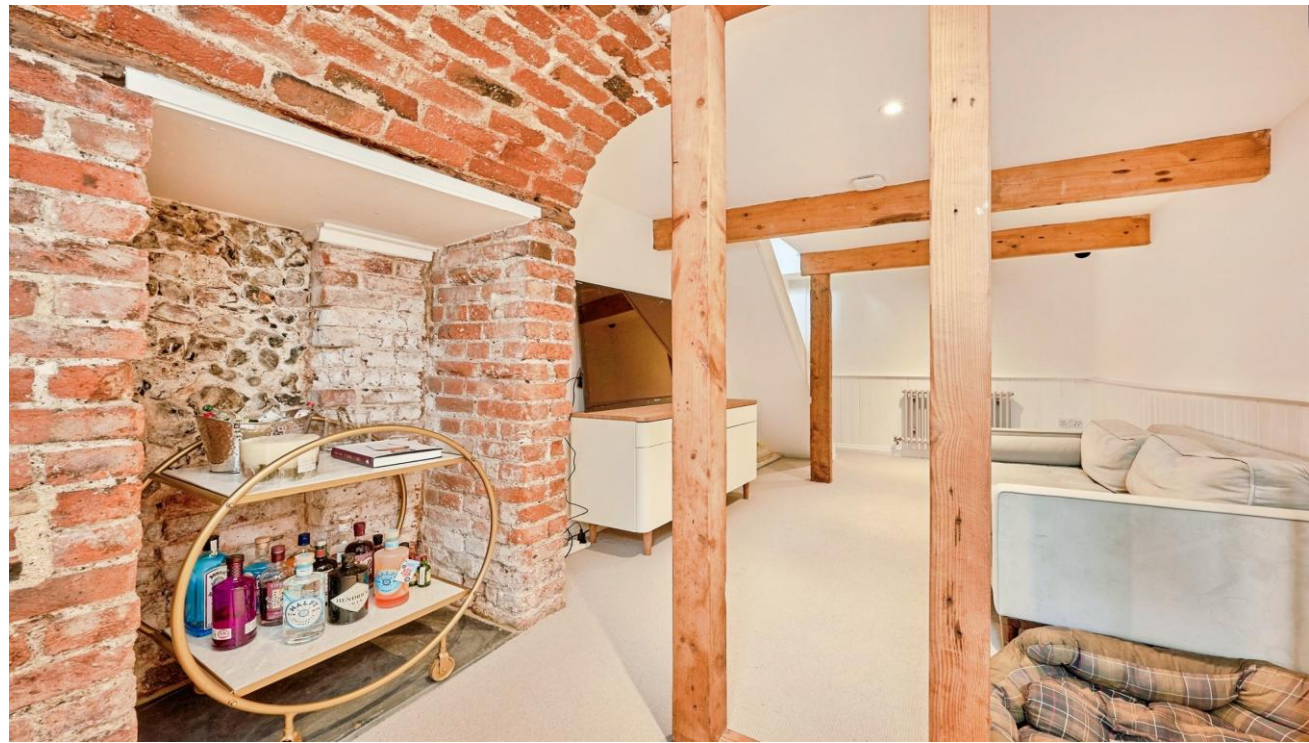
Arranged over four floors, the ground floor offers a well-proportioned living room leading through to a stylish, contemporary kitchen. The generous basement provides versatile additional space, ideal as a dining room, home office, or further reception room. On the first floor, there is a spacious double

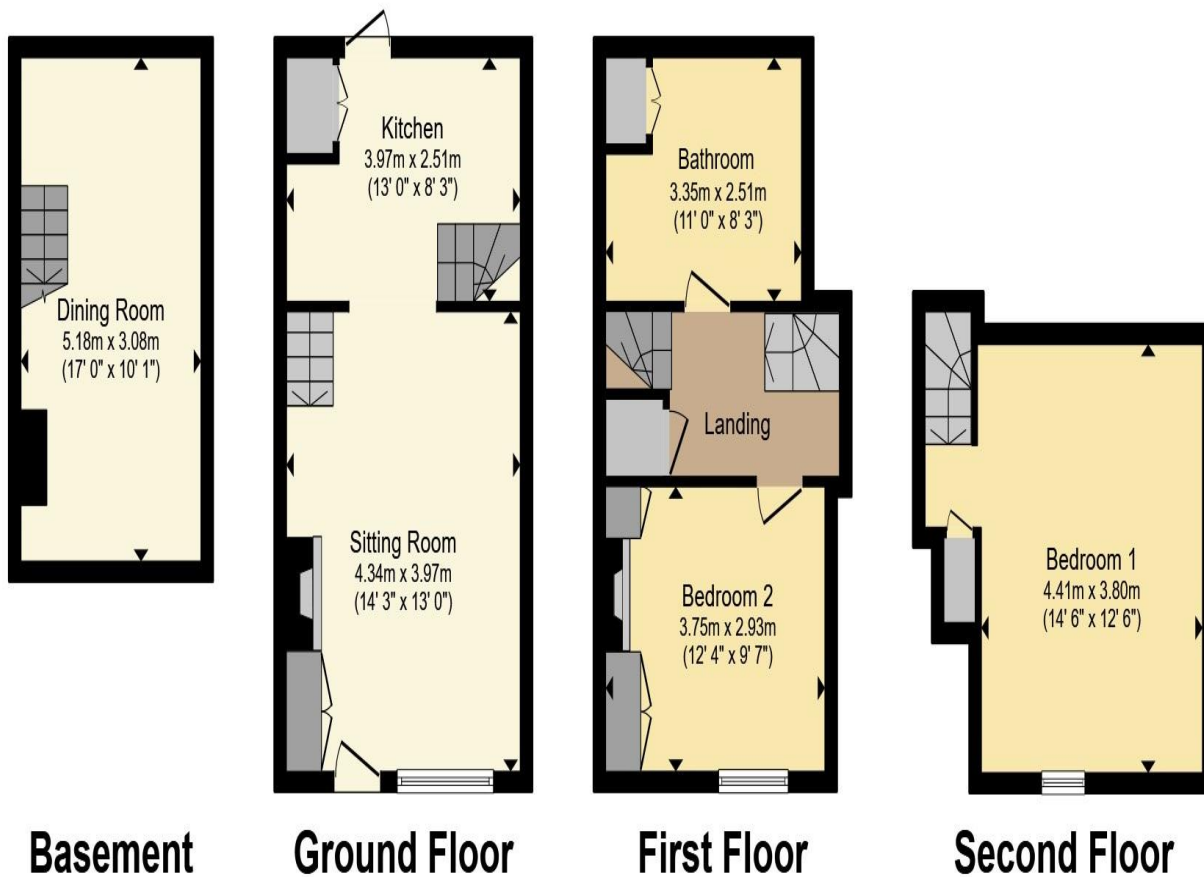


bedroom alongside a stunningly appointed bathroom. Stairs rise to the second floor where you'll find an impressive principal bedroom, full of character and natural light.

Externally, the property benefits from a good-sized, landscaped rear courtyard-perfect for relaxing or entertaining. Ideally located in the heart of the town centre, the cottage is just a short walk from Saffron Walden's historic market square, as well as a variety of independent shops, cafés, and restaurants. This is a true turnkey home, ready to move straight into and enjoy.

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





Total floor area 91.6 sq.m. (986 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



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.

ROOMS:

Door to:

Ground Floor:

Living Room

4.34m max x 3.97m max
14'3" max x 13'0" max

Kitchen

3.97m max x 2.51m max
13'0" max x 8'3" max
Storage cupboard.

Basement:

Dining Room/Office

5.18m max x 3.08m max
17'0" max x 10'1" max

To view this property call Kevin Henry on:
01799 513632

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