



Hawkins Place, Saffron Walden £350,000 **Freehold**

Key Features

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- Immaculately presented
- Two double bedroom
- Modern kitchen/diner
- Spacious living room with storage
- Contemporary family bathroom

This gorgeous home is beautifully presented throughout and offers the perfect opportunity for first-time buyers or those looking to downsize. With a wonderful sense of light and space from the moment you step inside, the property has been thoughtfully maintained and is ready to move straight into.

The ground floor features a bright and generously sized sitting room, along with a modern kitchen/diner complete with fitted appliances - ideal for both everyday living and entertaining. A separate utility area and convenient downstairs cloakroom complete the accommodation on this level.

Upstairs, there are two spacious double bedrooms. The principal bedroom benefits

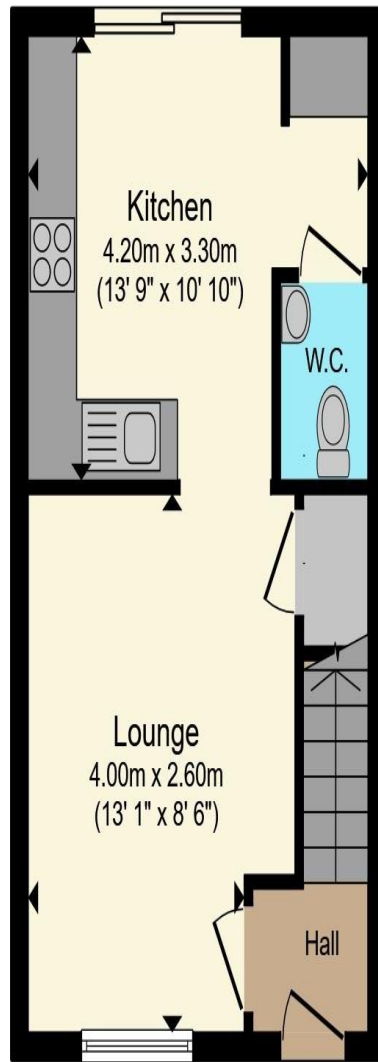


from built-in wardrobes, while the second bedroom offers a large built-in cupboard for additional storage. A contemporary family bathroom serves both rooms. Externally, the property boasts a lovely rear garden with a lawn and patio area, perfect for relaxing or entertaining. To the front, there are two allocated parking spaces.

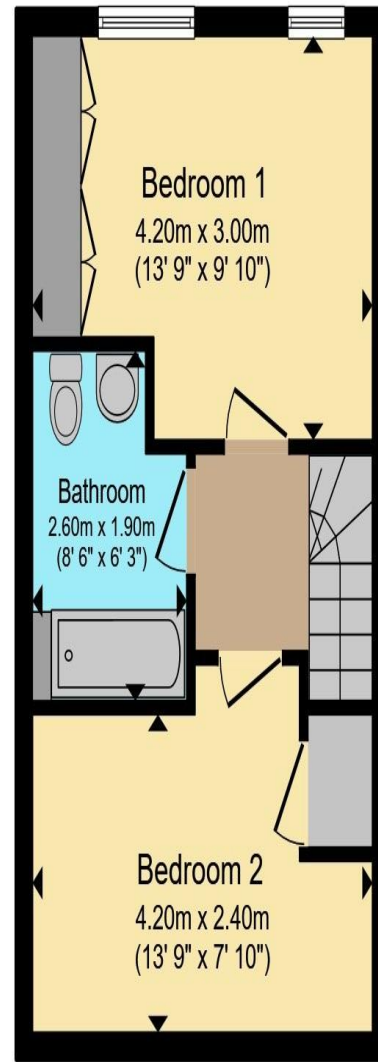
Built just eight years ago, the home benefits from the remaining two years of the NHBC guarantee and is located on a quiet, popular development close to the town centre, offering both peace and convenience.

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





Ground Floor



First Floor

Total floor area 62.2 sq.m. (669 sq.ft.) approx

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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.

To view this property call Kevin Henry on: 01799 513632

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