



Saxon Way, Saffron Walden £850,000 **Freehold**

Key Features

5 2 B E

- Spacious family home situated on a very popular road
- Five bedrooms and two bathrooms
- Kitchen/dining room
- Good size living room
- Potential annexe

A spacious and versatile five-bedroom family home, ideally located on one of Saffron Walden's most sought-after roads, offering easy access to the town centre and the highly regarded Saffron Walden County High School.

The property provides flexible living accommodation throughout and is perfectly suited to modern family life. The ground floor features a large and welcoming entrance hallway, a generous living room with feature fireplace, and a spacious kitchen/dining room fitted with an excellent range of storage cupboards including a larder. In addition, there is potential for a self-contained annexe comprising a reception room/bedroom, bathroom and office space, ideal for multi-



generational living, guests or home-working requirements.

Upstairs, there are five well-proportioned bedrooms and a family bathroom.

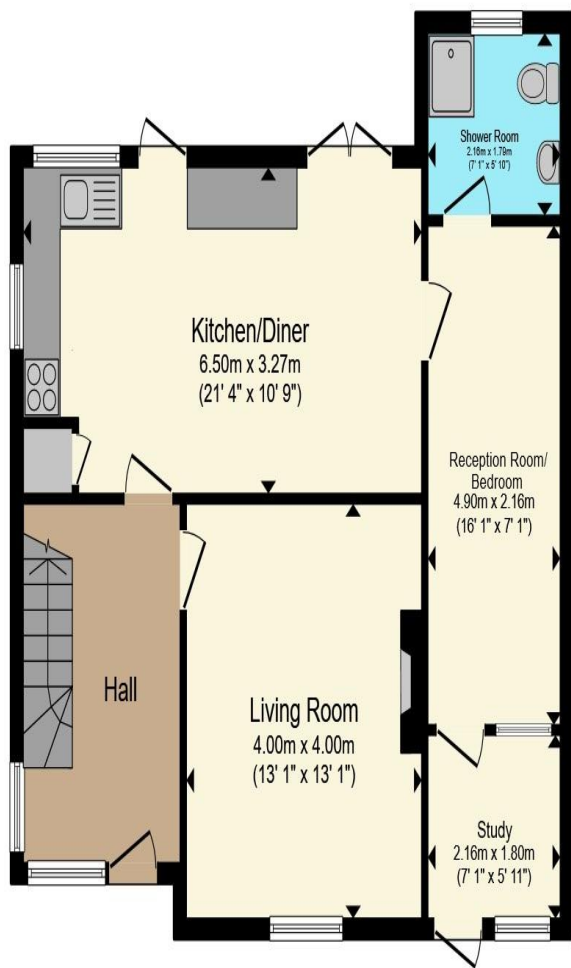
Outside, the property enjoys a beautiful south-west facing rear garden, fully enclosed and mainly laid to lawn with a patio seating area and attractive flint wall backing onto Audley End Park.

To the front, there is driveway parking for up to four vehicles.

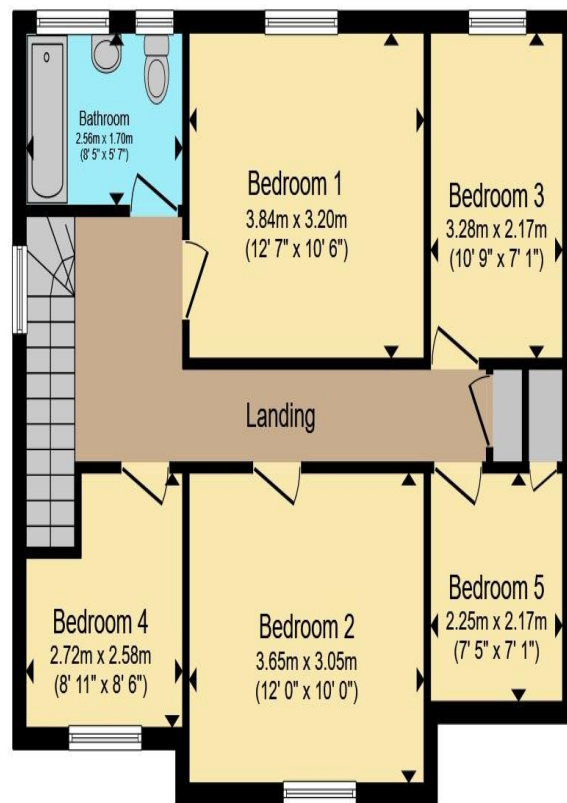
Early viewing is highly recommended to appreciate the space, flexibility and superb location this excellent family home has to offer.

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 127.3 sq.m. (1,370 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.

Agents note- Solar panels owned by vendor.

Entrance Hall

Living Room
4.00m x 4.00m
13'1" x 13'1"

Kitchen/Diner
6.50m x 3.27m
21'4" x 10'9"

Reception Room
4.90m x 2.16m
16'1" x 7'1"

Shower Room

Utility Room

Landing
Airing cupboard and access to partly boarded loft.

Bedroom One
3.84m x 3.20m

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101005 - 0006

