



Auton Croft, Saffron Walden £740,000 **Freehold**

Key Features

4 2 C F

- Four bedroom detached house well presented throughout
- Offered chain free
- Two reception rooms
- Large kitchen/Diner
- Bathroom and en-suite to main bedroom

Set within a quiet and attractive cul-de-sac, this impressive detached family home offers generous accommodation, stylish presentation, and an abundance of natural light throughout. The property has been thoughtfully maintained and is ideally suited to modern family living.

A large and welcoming entrance hallway creates an immediate sense of space and leads to the principal ground floor rooms. The spacious lounge provides a comfortable retreat, while the separate formal dining room is ideal for family gatherings or entertaining guests. The heart of the home is the contemporary kitchen/diner, fitted with stylish units and offering ample space for everyday family meals as well as social occasions, making it a true hub of the house. Further enhancing the practicality of the ground floor is a separate utility room and a convenient cloakroom, ensuring excellent functionality for busy households. To the first floor, the property boasts four generously sized double bedrooms, all well proportioned and flooded with natural light. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The landing also provides access to a



part-boarded loft via a pull-down ladder, offering useful additional storage.

Externally, the home continues to impress. The rear garden is fully enclosed and private, providing a safe and peaceful outdoor space for children, pets, or relaxed entertaining. To the front, the property features a double garage alongside a spacious driveway offering ample off-road parking for multiple vehicles.

Rarely available and exceptionally well located, this outstanding family home enjoys close proximity to local amenities, schools, and the town centre, combining convenience with a desirable residential setting. Offered chain free, this property presents a superb opportunity for buyers seeking a spacious and stylish family home.

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.

Hallway

Cloakroom

Sitting Room
7.70m x 4.40m
25'3" x 13'1"

Dining Room
3.80m max x 3.30m max
12'6" max x 10'10" max

Kitchen/Diner
7.10m max x 4.30m max

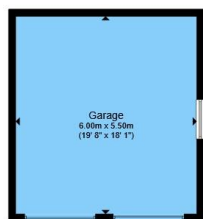




Ground Floor



First Floor



Garage

Total floor area 202.8 sq.m. (2,183 sq.ft.) approx

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23'4" max x 14'1" max

Utility Room

Landing

Access to airing cupboard and loft which is part boarded and has a pull down ladder.

Bedroom One

4.60m x 3.40m

15'1" x 11'2"

Built in wardrobe.

En-Suite Shower Room

Bedroom Two

4.00m x 3.40m

13'1" x 11'2"

Built in cupboard space.

Bedroom Three

3.80m x 3.40m

12'6" x 11'2"

Bedroom Four

3.20 m x 2.70m

10'6" x 8'10"

Bathroom

Garden

Private, enclosed good size rear garden with patio and lawn area.

Front

Driveway parking for four cars and access to the double garage.

Garage

6.00m x 5.50m

19'8" x 18'1"

To view this property call Kevin Henry on:
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