



Rylstone Way, Saffron Walden £550,000 **Freehold**



Key Features



- Spacious four-bedroom family home
- Excellent living space
- Well presented
- Modern kitchen
- En-Suite to main bedroom and family bathroom

A very well presented four-bedroom family home offering generous and versatile living accommodation throughout. The property features a spacious living room leading through to the dining area, while a rear extension creates a superb bright and airy additional reception room, perfect for modern family living and entertaining. The modern fitted kitchen is complemented by a useful utility room and downstairs cloakroom.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a large rear garden with both patio and lawn areas, ideal for outdoor dining and family enjoyment. To the front, there is driveway parking and access to the garage.

Beautifully presented throughout, this is a lovely home ready to move straight into.

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.

Semi-detached House

Hallway
Under-stair storage space.

Sitting Room
4.10m max x 3.82m max
13'5" max x 12'6" max

Dining Room
3.00m x 2.70m
9'10" x 8'10"

Kitchen
3.00m x 2.70m
9'10" x 8'10"

Lounge
5.50m x 4.10m
18'1" x 13'5"

Utility Room
4.10m max x 3.0m max
13'5" max x 10'2" max

Cloakroom

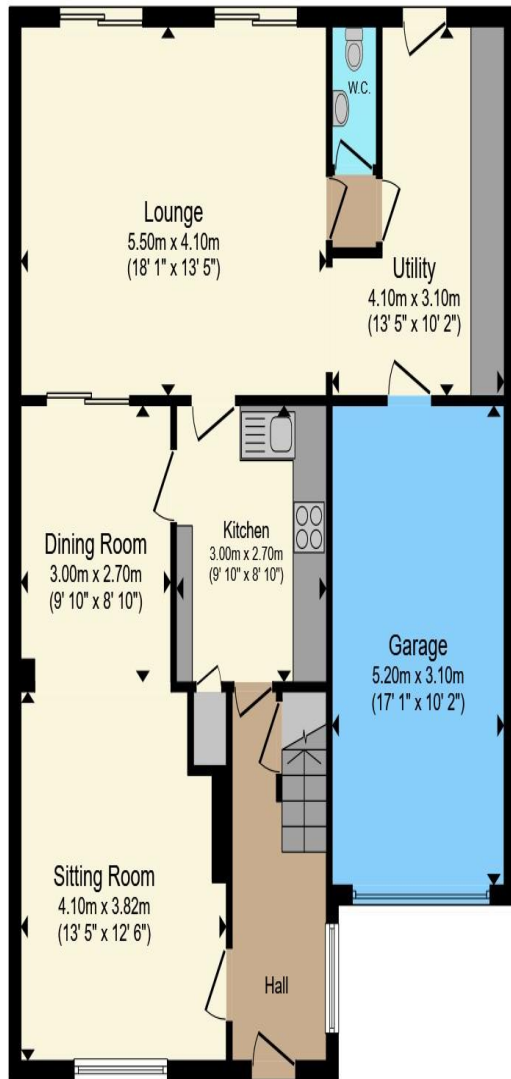
Landing

Bedroom One
3.17m max x 2.90m max
10'5" max x 9'6" max

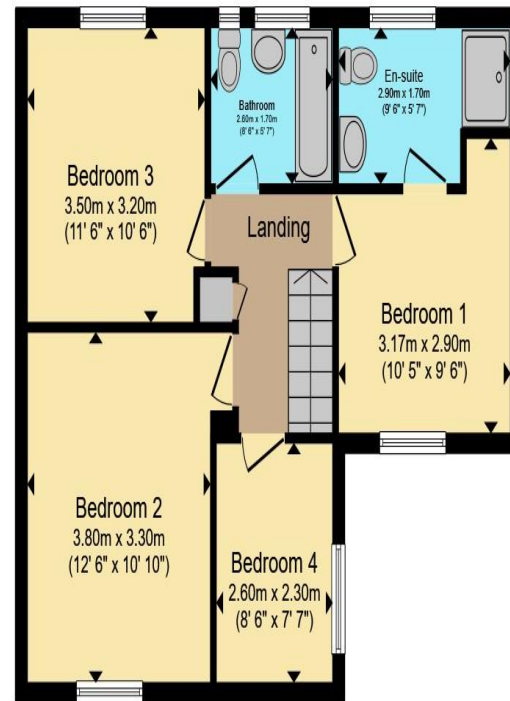
En-Suite

Bedroom Two
3.80m x 3.30m





Ground Floor



First Floor

Total floor area 144.5 sq.m. (1,555 sq.ft.) approx

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12'6" x 10'10"

Bedroom Three
3.50m x 3.20m
11'6" x 10'6"

Bedroom Four
2.60m x 2.30m
8'6" x 7'7"

Bathroom

Garden
Large rear garden with lawn and patio area.

Front

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01799 513632

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