



Radwinter Road, Saffron Walden £600,000 **Freehold**

Key Features

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- Very well presented four-bedroom family home
- Extended to create exceptional living space
- Two reception rooms plus basement
- Gorgeous kitchen/diner
- Downstairs cloakroom

A beautifully presented four-bedroom family home offering exceptional living space across four floors, ideally situated within easy reach of the town centre.

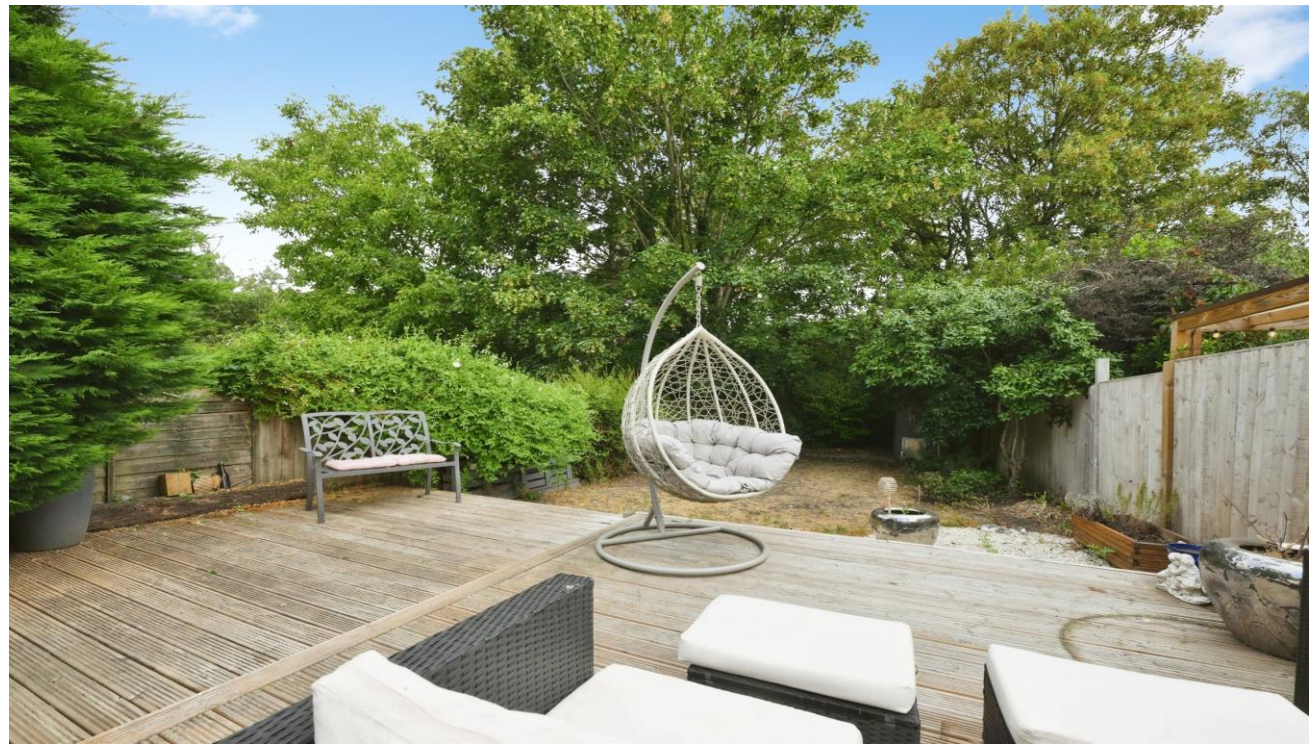
Form the hallway you are welcomed into a bright and spacious principal reception room, flooded with natural light and featuring an attractive fireplace, creating a warm and inviting atmosphere. This flows seamlessly into the impressive open-plan kitchen/dining room, fitted with stylish units, generous worktop space and ample room for a large dining table. Bi-fold doors open onto the private rear garden, providing an excellent indoor-outdoor living experience. A versatile second reception room, accessed from the kitchen, offers flexible accommodation to suit



a variety of needs, while a convenient cloakroom completes the ground floor. The basement level provides additional versatile living space, ideal as a playroom, home office, family room or hobby space. On the first floor are three well-proportioned bedrooms, served by a contemporary family bathroom. Stairs lead to the top floor, where a further spacious double bedroom benefits from useful built-in storage.

Outside, the attractive rear garden has been designed for both relaxation and entertaining, with a decked seating area leading down to a lawn. To the front of the property, there is the added benefit of driveway parking for two cars.

Offering generous and flexible accommodation in a convenient location close to the town centre and local amenities, this superb family home must be viewed to be fully appreciated. 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





Total floor area 123.1 sq.m. (1,325 sq.ft.) approx

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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.

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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