



Leverett Way, Saffron Walden £500,000 OIEO **Freehold**



# Key Features

4 3 B E

- Very well presented spacious four bedroom town house
- Two en-suites and family bathroom
- Large lounge/diner
- Modern kitchen
- South facing rear garden

Immaculately presented four-bedroom semi-detached townhouse, offering generous accommodation across three beautifully maintained floors.

A large and welcoming entrance hallway leads into a bright, light-filled lounge/diner and a modern, well-equipped kitchen. The ground floor also features a convenient cloakroom and two useful storage cupboards. The first floor offers three well-proportioned bedrooms, including an en-suite to bedroom two, along with a contemporary family bathroom.

Stairs rise to the impressive top-floor main bedroom, complete with built-in wardrobes, a stylish en-suite shower room, and excellent additional storage housing the tank.

The lovely south-facing rear garden is fully enclosed, low maintenance, and features



both lawn and patio areas-perfect for families and outdoor entertaining. A side gate provides access to the front of the property where you'll find a tandem driveway and a single garage. This is a fantastic family home, thoughtfully designed and exceptionally well cared for.

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.

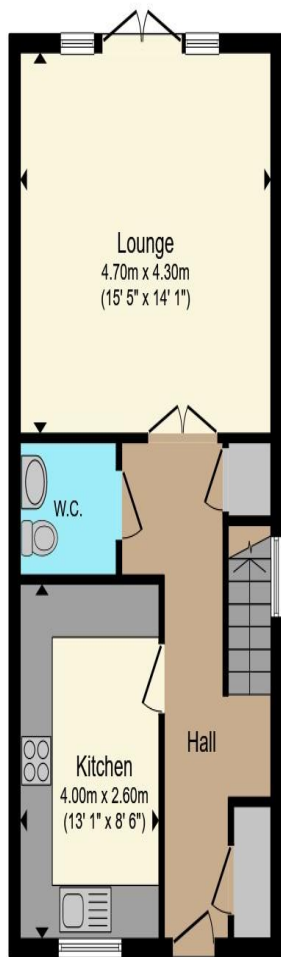
#### GROUND FLOOR:

Entrance Hall  
Two storage cupboards.

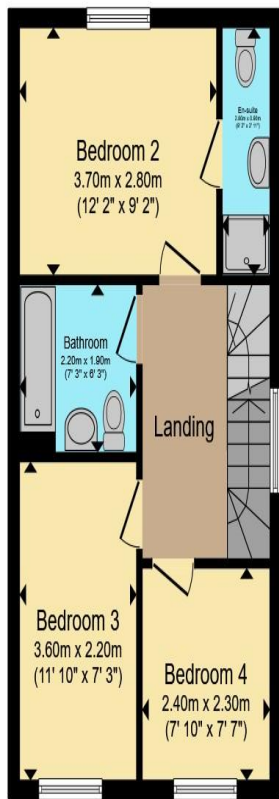
Downstairs Cloakroom

Lounge/diner  
4.70m x 4.30m  
15'5" x 14' 1"

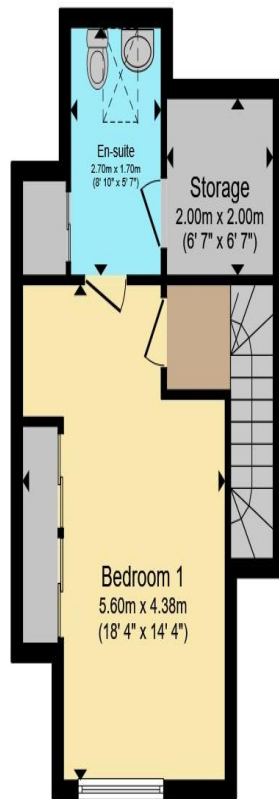




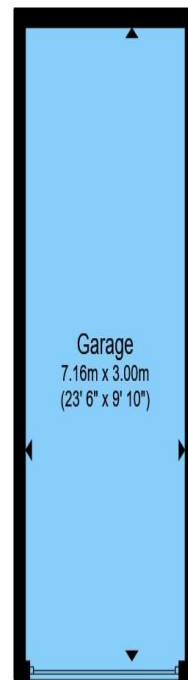
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Kitchen  
4.00m x 2.60m  
13'1" x 8'6"

**FIRST FLOOR:**

Landing

Bedroom Two  
3.70m x 2.80m  
12'2" x 9'2"

Shower En-Suite

Bedroom Three  
3.60m x 2.20m  
11'10" x 7'3"

Bedroom Four  
2.40m x 2.30m  
7'10" x 7'7"

Bathroom  
2.20m x 1.90m  
(7' 3" x 6' 3")

**SECOND FLOOR:**

Bedroom One  
5.60m x 4.38m  
18'4" x 14'4"  
Built in wardrobes  
Shower En-Suite  
2.70m x 1.70m  
(8' 10" x 6' 7")

Door to large storage/water tank room.

Garden  
South facing private garden with patio and raised lawn area. Side access to front.

Front  
Tandem driveway providing ample parking and entrance to the single garage.

Total floor area 0.0 sq.m. (0 sq.ft.) approx

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