



Harris Yard, Saffron Walden £320,000 **Freehold**



# Key Features



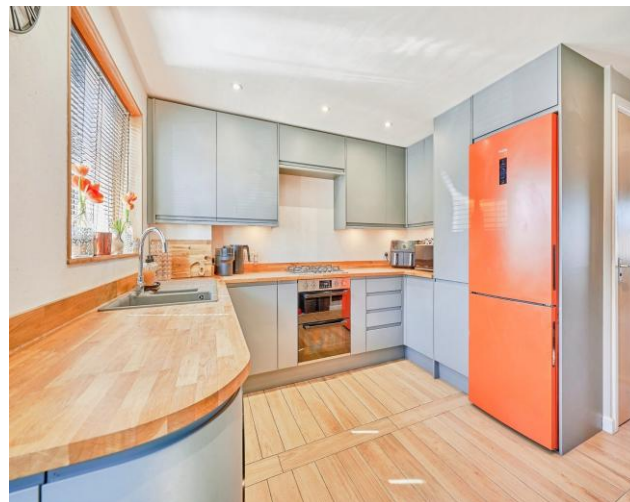
- Very well presented
- Two double bedrooms
- Modern kitchen
- Large lounge/diner
- Downstairs cloakroom

An excellent opportunity to purchase this well-presented two double bedroom home, ideal for first-time buyers or those looking to downsize.

The property offers generous living space and features a stylish, modern kitchen, creating a comfortable and practical home environment. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property comprises two spacious double bedrooms and a well-appointed family bathroom.

Externally, the rear garden is neatly presented and mainly laid to patio, providing a low-maintenance outdoor space perfect for relaxing or entertaining. To the front, the property benefits from two allocated parking



spaces.

Situated in a great location within a quiet cul-de-sac, the home is just a short distance from the town centre and a range of local amenities.

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.

#### ROOMS:

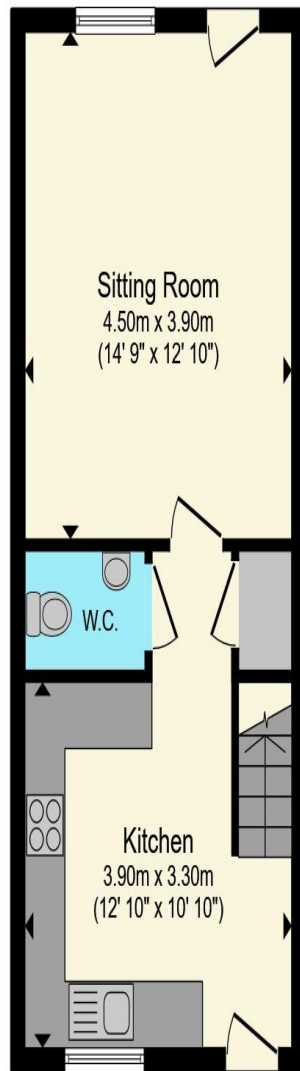
Door to:

Kitchen

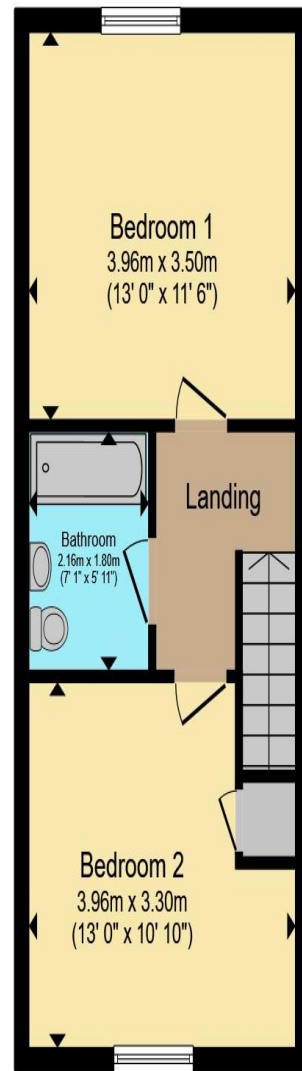
3.90m max x 3.30m max

12'10" max x 10'10" max





**Ground Floor**



**First Floor**

Total floor area 73.3 sq.m. (789 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](http://www.propertybox.io)



Inner Hallway  
Large storage cupboard.

Downstairs Cloakroom

Lounge  
4.50m x 3.90m  
14'9" x 12'10"

Landing

Bedroom One  
3.96m x 3.50m  
13'0" x 11'6"

Bedroom Two  
3.96m max x 3.30m max  
13'0" max x 10'10" max  
Large over-stair built in storage cupboard.

Bathroom

Garden

Rear garden with patio and lawn plus rear access.

Front

Two allocated parking spaces.

To view this property call Kevin Henry on:  
01799 513632

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