



Mapletoft Avenue, Saffron Walden £440,000 **Freehold**



Key Features

3 1 B D

- Three-bedroom detached house
- Beautifully presented
- Spacious lounge and large kitchen diner
- Three years remaining on NHBC Guarantee
- En-Suite to main bedroom and family bathroom

An exceptional opportunity to acquire this beautifully presented three-bedroom detached home, perfectly suited to families and downsizers alike. The ground floor offers a welcoming and spacious living room filled with natural light, alongside a modern, sleek kitchen/diner that provides an ideal space for both everyday living and entertaining. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property boasts three generously sized bedrooms, including a stylish principal bedroom with its own contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home benefits from a well-maintained, good-sized rear garden enjoying a desirable south-west facing aspect - perfect for afternoon and evening sun. There is also driveway parking to the side of the property.



Further peace of mind is provided with approximately three years remaining on the NHBC warranty.

A fantastic opportunity not to be missed.

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

Storage cupboard.

Lounge

5.10m x 3.40m

16'9" x 11'2"

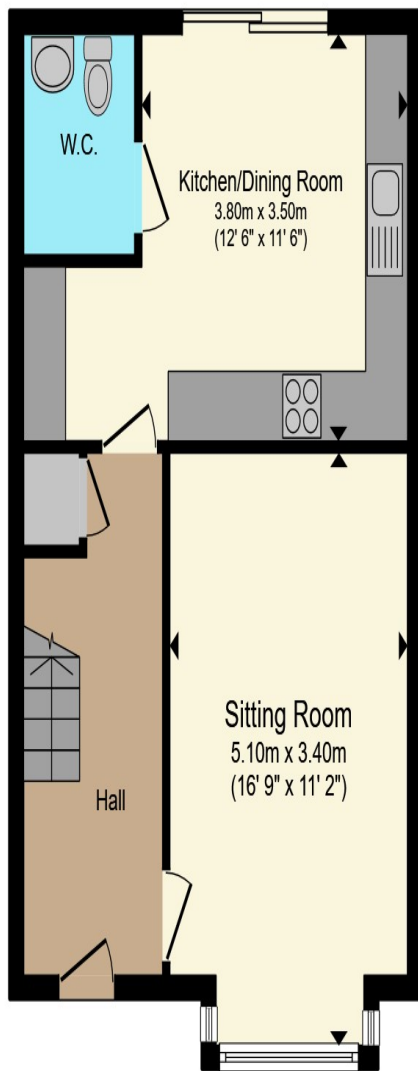
Kitchen/Diner

3.80m max x 3.50m max

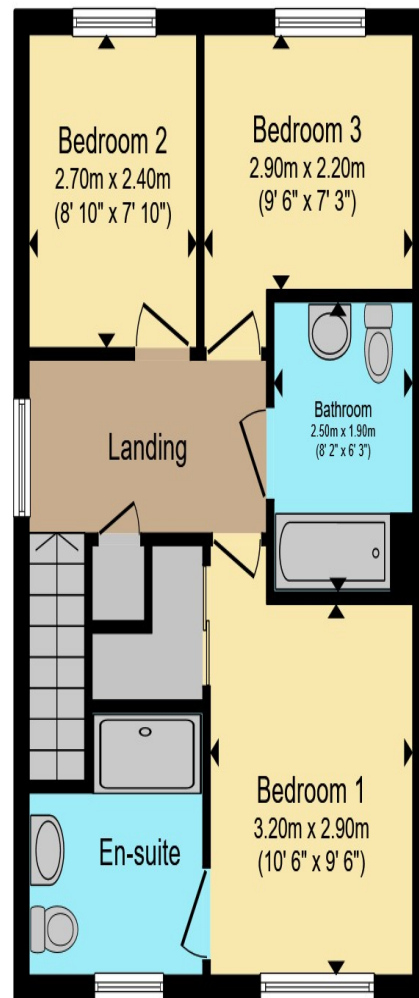
12'6" max x 11'6" max

Cloakroom





Ground Floor



First Floor

Total floor area 90.2 sq.m. (970 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



Landing

Bedroom One
3.20m x 2.90m
10'6" x 9'6"
Built in wardrobes.

En-suite

Bedroom Two
2.70m x 2.40m
8'10" x 7'10"

Bedroom Three
2.90m x 2.20m
9'6" x 7'3"

Bathroom

Garden

Good size southwest facing garden with lawn and patio.

Front

Driveway parking.

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103775 - 0001

