



Mapletoft Avenue, Saffron Walden £440000 **Freehold**



Key Features

3 2 B E

- Immaculately presented three bedroom detached house
- Modern well-equipped kitchen/diner
- Spacious living room
- Stylish shower en-suite and family bathroom
- Three years remaining on NHBC Guarantee

A beautifully presented three-bedroom home situated on a highly sought-after development, with approximately three years remaining on the NHBC warranty.

The property offers a lovely light and spacious feel throughout, with a welcoming entrance hallway leading to a modern, well-equipped kitchen/dining room and a generous lounge with doors opening onto the south-west facing rear garden. A convenient cloakroom completes the ground floor accommodation.

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

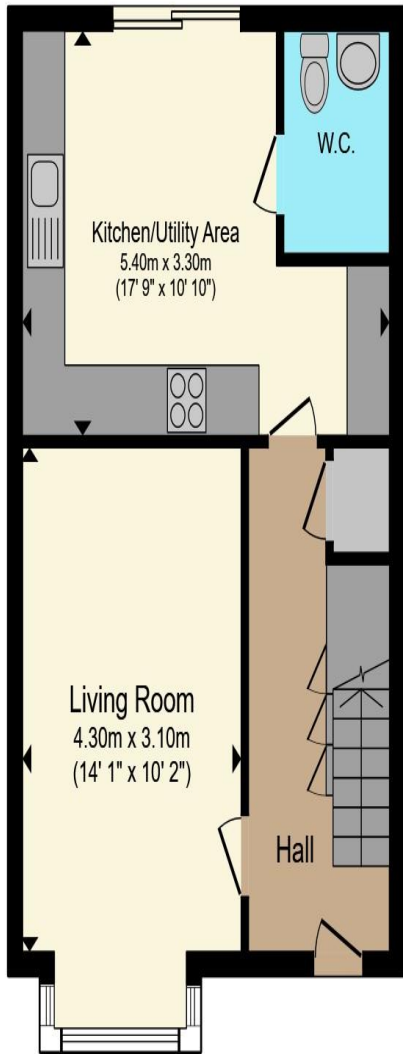


The rear garden enjoys a south-west facing aspect, providing plenty of afternoon and evening sunshine, while side access leads to the front of the property where there is a garage and driveway parking for up to three vehicles. This is a fantastic opportunity to purchase a lovely family home in a desirable location.

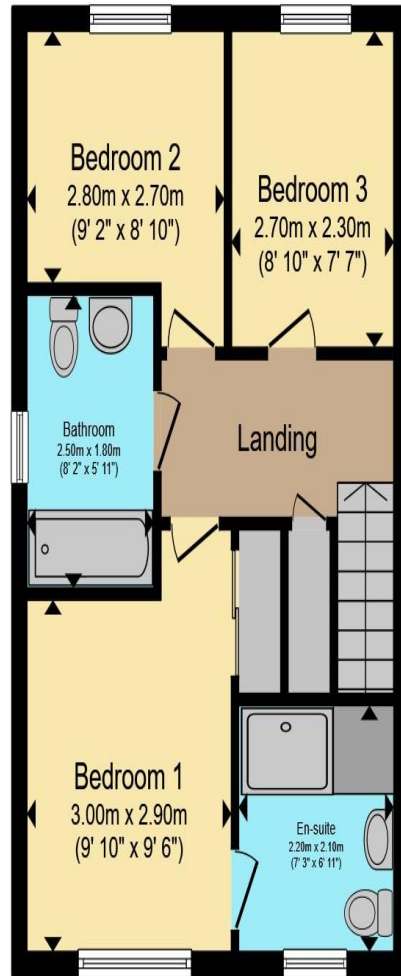
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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:
Hallway

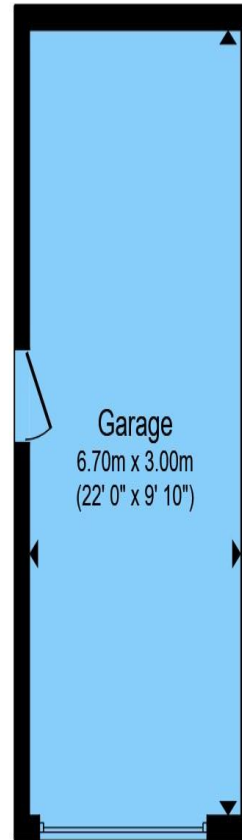




Ground Floor



First Floor



Garage

Understairs storage space.

Living Room
4.30m x 3.10m
14'1" x 10'2"

Kitchen/Diner
5.40m max x 3.30m max
17'9" max x 10'10" max

Cloakroom

Landing

Bedroom One
3.00m x 2.90m
9'10" x 9'6"
Plus built in wardrobes.

Shower en-suite

Bedroom Two
2.80m x 2.70m
9'2" x 8'10"

Bedroom Three
2.70m x 2.30m
8'10" x 7'7"

Bathroom

Total floor area 103.0 sq.m. (1,108 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



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