



Thaxted Road, Saffron Walden Guide Price £450,000 **Freehold**

**KH** Kevin  
Henry



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached bungalow
- Two double bedrooms

A fantastic opportunity to acquire a two-bedroom bungalow close to the town centre. Although the property requires modernisation, it offers excellent potential, including scope for extension (subject to planning permission).

Inside, the accommodation features a good-sized lounge and a separate dining room, providing generous living space. There are two double bedrooms, a bathroom, and a convenient cloakroom.

Outside, the property benefits from a south-west facing rear garden with lawn and patio areas-ideal for enjoying afternoon and evening sun. In addition, there is driveway parking and a car port.

Overall, this is a great opportunity for buyers



looking to put their own stamp on a well-located home with plenty of potential. 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

Porch

Hallway

Large storage cupboard.

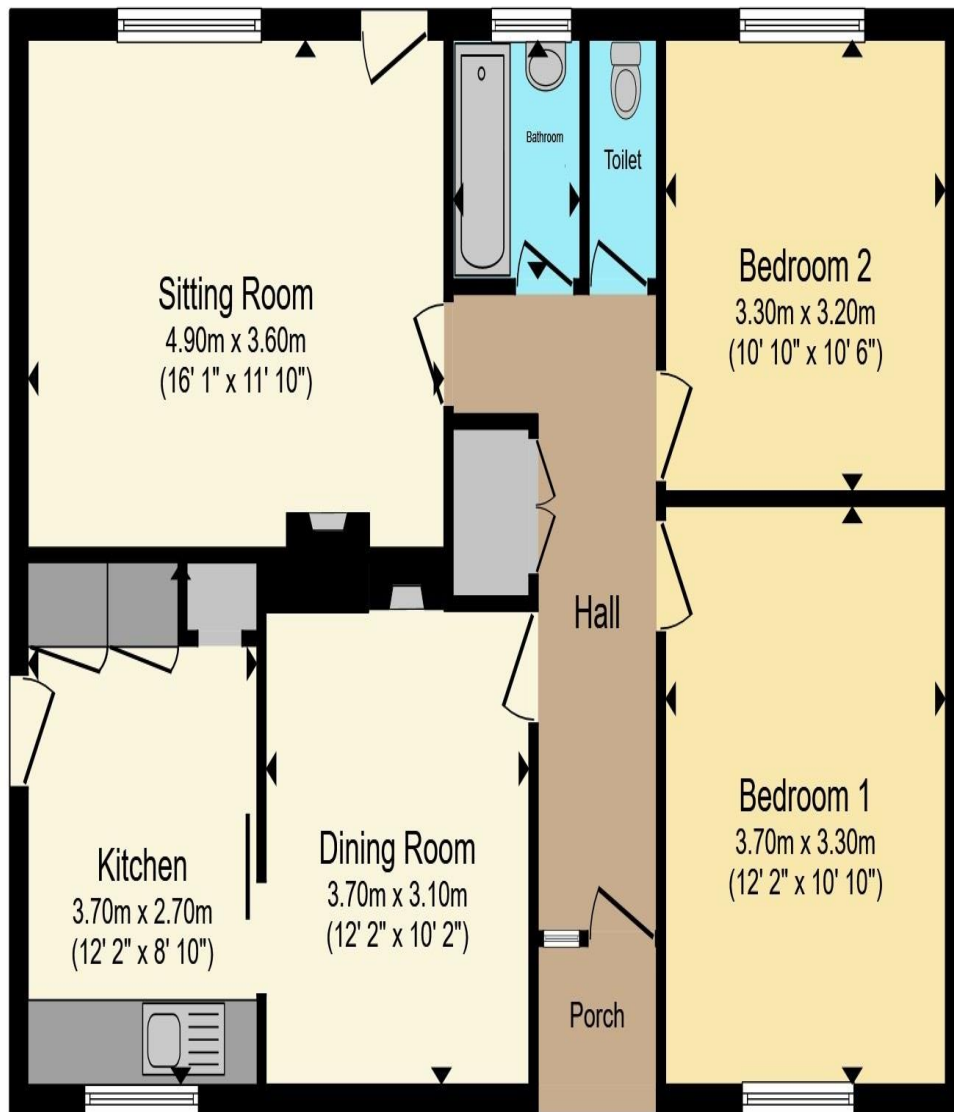
Lounge

4.90m x 3.60m

16'1" x 11'10"







Total floor area 78 sq.m. (840 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)



Dining Room  
3.70m x 3.10m  
12'2" x 10'2"

Kitchen  
3.70m x 2.70m  
12'2" x 8'10"

Bedroom One  
3.70m x 3.30m  
12'2" x 10'10"

Bedroom Two  
3.30m x 3.20m  
10'10" x 10'6"

Bathroom

Toilet

Garden  
Large south west facing garden with lawn and patio area.

Front  
Driveway parking plus car port

Agents Note: The sale of this property is subject to receipt of Grant of Probate.

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](http://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: SAF103673 - 0001

