



De Bohun Court, Saffron Walden £625,000 **Freehold**



Key Features



- Offered chain free
- Good size lounge
- Separate dining room and modern kitchen
- Arranged over three floors - main bedroom with en-suite on second floor
- Private enclosed rear garden

A fantastic opportunity to acquire this spacious and well-presented five-bedroom detached family home, ideally situated within walking distance of the town centre and local amenities, yet tucked away in a quiet cul-de-sac location.

Arranged over three floors, the property offers flexible and versatile living accommodation throughout. The ground floor features a bright and generously sized lounge, forming the heart of the home, alongside a modern kitchen and a separate dining room, which can also be utilised as a home office.

The first floor comprises three well-proportioned double bedrooms, a good-sized single bedroom, and a contemporary family



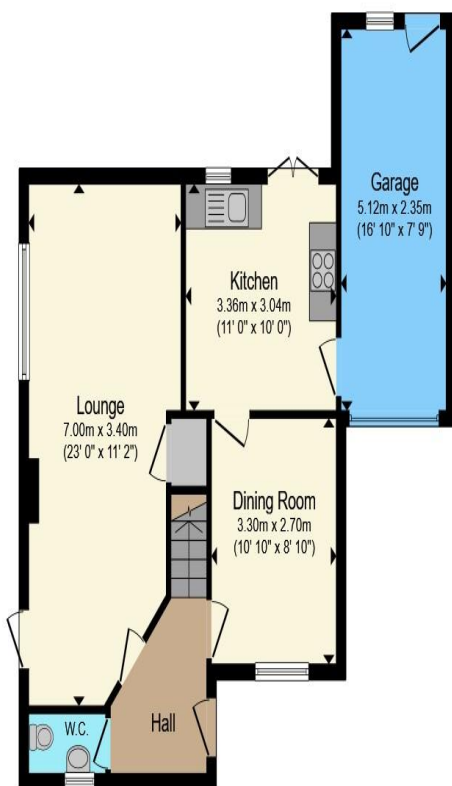
bathroom. The second floor is dedicated to an impressive principal bedroom, complete with built-in wardrobes and a stylish en-suite.

Externally, the property benefits from a well-maintained, private rear garden, perfect for family living and entertaining. To the front, there is ample driveway parking and access to the garage, which has recently been upgraded with a new electric door.

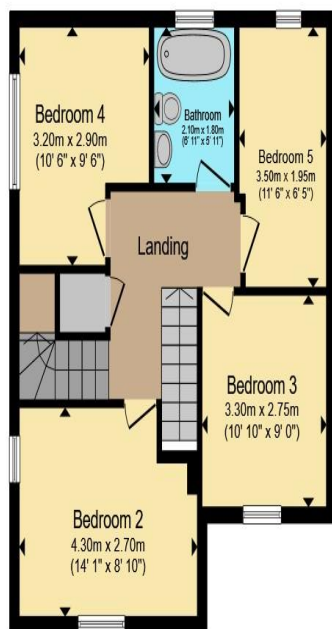
This is an ideal family home in a highly convenient location-early viewing is highly recommended.

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

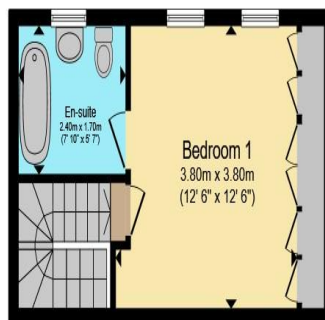




Ground Floor



First Floor



Second Floor

Total floor area 138.2 sq.m. (1,488 sq.ft.) approx

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Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

ROOMS:

Entrance Hall

Downstairs Cloakroom

Lounge
7.0m max x 3.4m max
23'0" max x 11'2" max

Dining Room
3.30m x 2.70m
10'10" x 8'10"

Kitchen
3.36m x 3.04m
11'0" x 10'0"

FIRST FLOOR:

Landing

Bedroom Two
4.30m max x 2.70m max
14'1" max x 8'10" max

To view this property call Kevin Henry on:
01799 513632

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