



Ross Close, Saffron Walden £375,000 **Freehold**

# Key Features

3 1 D C

- Three-bedroom semi-detached house
- Well presented throughout
- Offered with no upward chain
- Large lounge/diner
- Well-equipped kitchen

A well-presented three-bedroom semi-detached family home, offered for sale with no upward chain, providing an excellent opportunity for buyers seeking a straightforward move.

Decorated and maintained to a good standard throughout, the property features a spacious and bright lounge/dining room with French doors opening onto the private rear garden, creating an ideal space for both everyday living and entertaining. The well-equipped kitchen/breakfast room offers ample storage and workspace.

To the first floor are three generously sized bedrooms and a family bathroom. Outside, the property enjoys a delightful south-west facing rear garden, benefitting



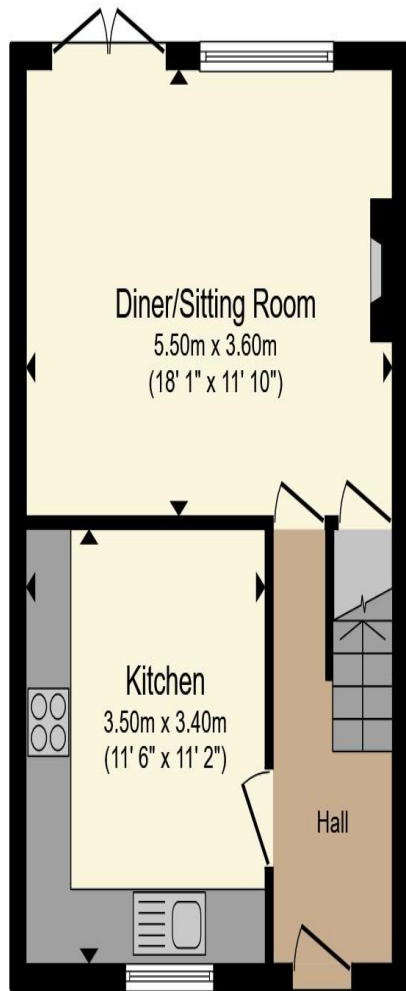
from plenty of sunshine and featuring both lawn and patio areas, perfect for relaxing or outdoor dining. To the front, there is off-road parking for two vehicles, while a garage located to the rear provides additional storage or parking.

An excellent family home in good condition throughout, early viewing is highly recommended.

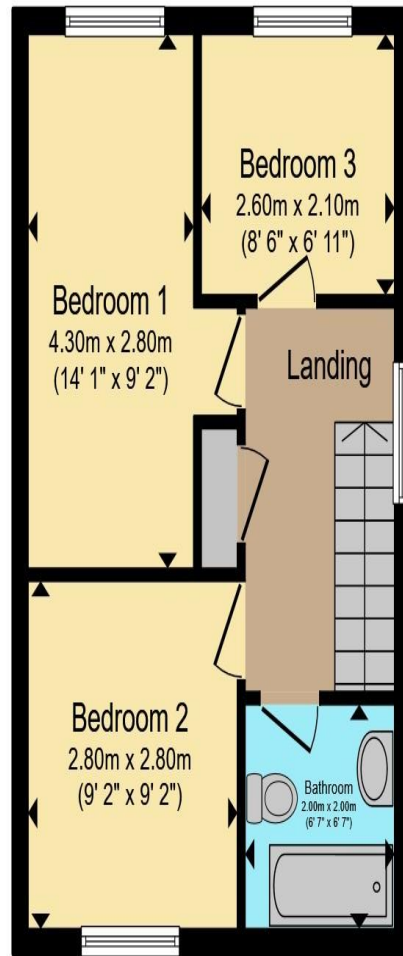
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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 Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to

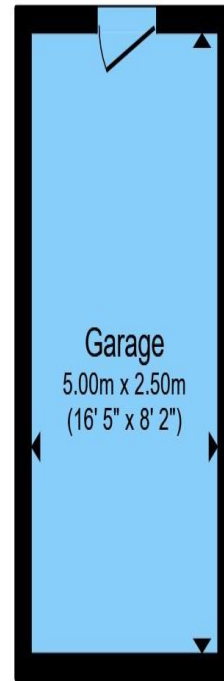




**Ground Floor**



**First Floor**



**Garage**

Total floor area 83.0 sq.m. (894 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)



cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Kitchen  
3.50m x 3.40m  
11'6" x 11'2"

Lounge/Diner  
5.50m x 3.60m  
18'1" x 11'10"

Landing  
Loft access.

Bedroom One  
4.30m x 2.80m  
14'1" x 9'2"

Bedroom Two  
2.80m x 2.80m  
9'2" x 9'2"

Bedroom Three  
2.60m x 2.10m  
8'6" x 6'11"

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: SAF104008 - 0016

