



Shepherds Way, Saffron Walden £450,000 **Freehold**

Key Features



- Three double bedroom house
- Modern open plan kitchen/diner
- New bathroom
- Large living room with open fireplace
- Downstairs cloakroom

A well-presented and generously proportioned three-bedroom family home, situated on a popular residential street within easy reach of the town centre. The accommodation comprises a spacious living room featuring a charming open fireplace, creating a warm and welcoming focal point. To the rear, the impressive open-plan kitchen/dining room is well presented and provides the perfect space for entertaining guests or enjoying family gatherings. A convenient downstairs cloakroom and utility room completes the ground floor. The first floor offers three well-sized double bedrooms along with a recently installed, stylish family bathroom finished to a high

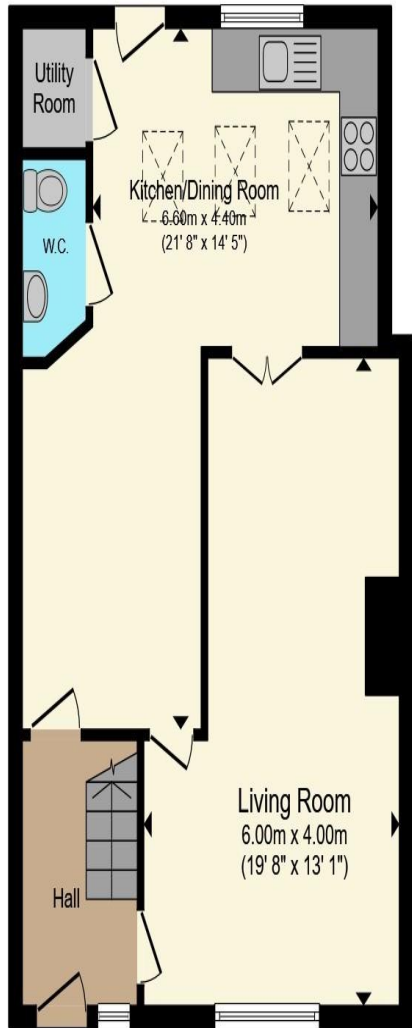


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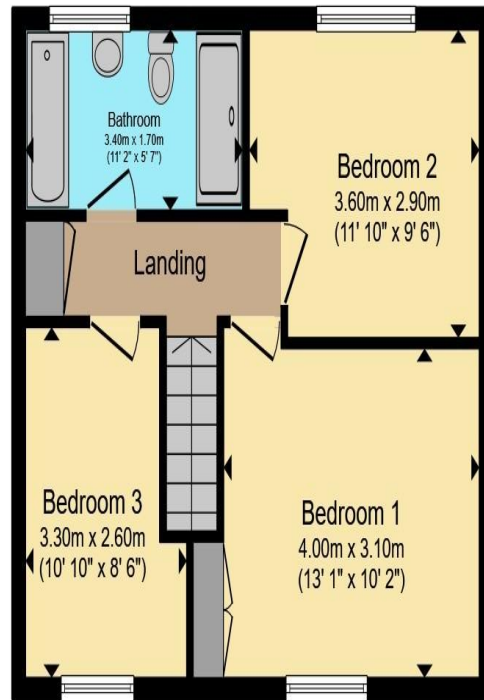
Outside, the property benefits from a superb west-facing rear garden with a patio area and lawn, ideal for relaxing and outdoor entertaining. A fully insulated garden office is positioned at the rear, complete with power, lighting and broadband, making it perfect for home working or a variety of additional uses. To the front, there is driveway parking. This is a fantastic family home offering spacious accommodation throughout and represents an ideal purchase for a wide range of buyers. 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



Outbuilding

Total floor area 103.5 sq.m. (1,114 sq.ft.) approx

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

Hallway
Under-stair storage cupboard

Living Room
6.00m max x 4.00m max
19'8" max x 13'1" max

Dining Area
3.44m x 2.83m
11'5" x 9'4"

Kitchen Area
4.84m x 3.32
15'1" x 10'10"

Downstairs Cloakroom

Landing

Bedroom One
4.00m x 3.10m
13'1" x 10'2"
Plus built in cupboard space.

Bedroom Two
3.60m max x 2.90m max

To view this property call Kevin Henry on:
01799 513632

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