



Thaxted Road, Saffron Walden £525,000 **Freehold**

Key Features



- Four bedroom family house
- No upward chain
- Good size living space
- Separate lounge and dining room
- Private rear garden

Offering excellent potential for modernisation, this spacious four-bedroom family home provides a fantastic opportunity to create a property tailored to your own tastes and requirements.

The accommodation comprises a generously sized lounge, a separate dining room, and a well-equipped kitchen. To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good-sized private rear garden, mainly laid to lawn with a patio area, as well as convenient side access to the front. Further benefits include a garage and driveway providing off-road parking.

Ideally situated close to the town centre, the



property enjoys easy access to a range of local amenities, shops, schools, and transport links.

Early viewing is highly recommended to appreciate the potential this home has to offer.

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.

Hallway

Living Room

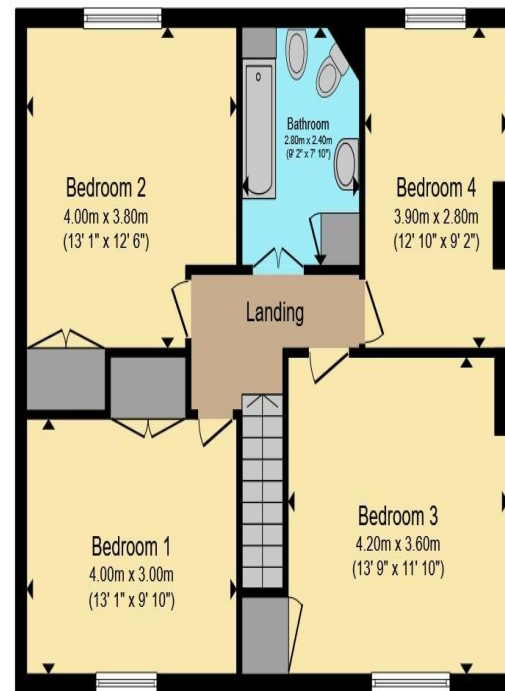
3.50m x 3.30m

11'6" x 10'10"





Ground Floor



First Floor

Sitting Room
5.20m x 4.00m
17'1" x 13'1"

Dining Room
4.00m x 2.50m
13'1" x 8'2"

Kitchen
4.50m x 2.00m
14'9" x 6'7"

Landing
Access to loft

Bedroom One
4.00m x 3.00m
13'1" x 9'0"
Built in cupboard.

Bedroom Two
4.00m max x 3.80m max
13'1" max x 12'6" max
Built in cupboard

Bedroom Three
4.20m x 3.60m
13'9" x 11'10"
Built in cupboard.

Total floor area 152.1 sq.m. (1,637 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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