



Goddard Way, SAFFRON WALDEN **Freehold**

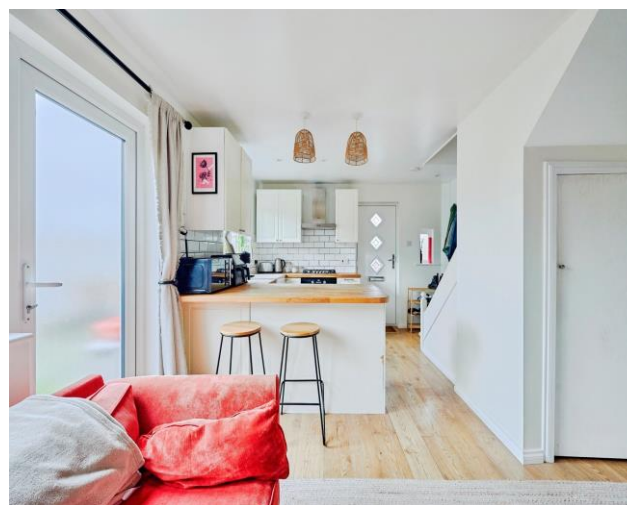
Key Features

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- Very well presented
- Semi-detached one bedroom house
- Spacious open plan lounge/kitchen/diner
- Double bedroom with good storage
- Private fully enclosed south west facing garden
- Allocated parking space
- Close to Town Centre

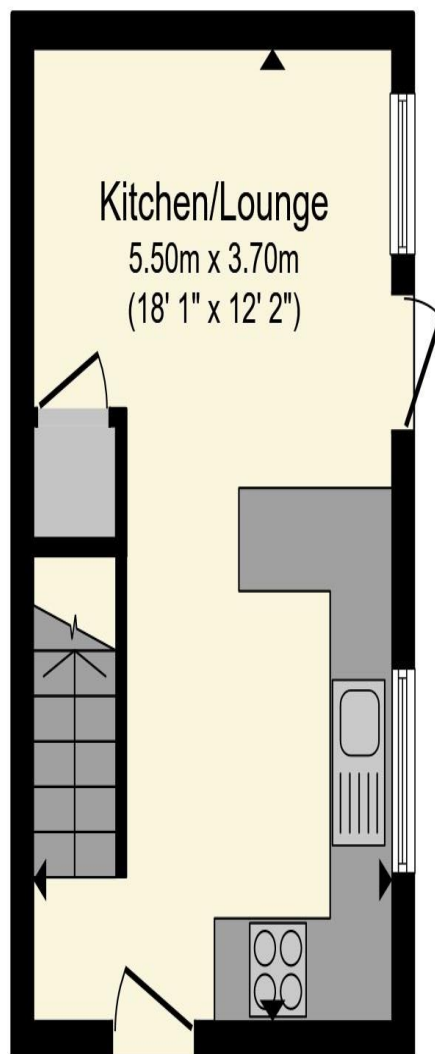
This well presented one-bedroom semi-detached house offers an ideal opportunity for first-time buyers or investors seeking a smart, low-maintenance home in a desirable location. Featuring bright, light open plan living the property is situated in a popular location within walking distance of the town centre.

The ground floor features a spacious lounge/kitchen/dining room with lots of natural light and useful under-stair storage. Upstairs, you'll find a generous double bedroom with excellent storage, a modern

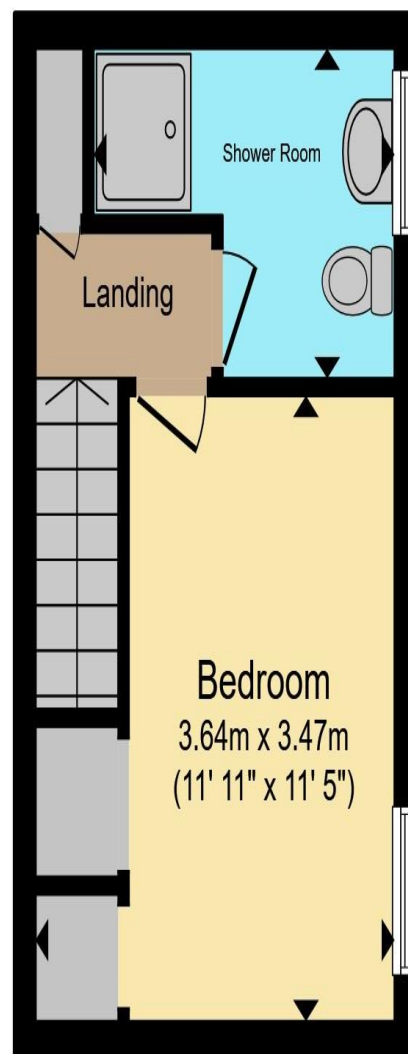


bathroom, and a landing offering access to a storage cupboard and boarded loft with pill down ladder. A modern shower room completes the first floor accommodation. Doors lead directly from the living room out to a large private garden, benefitting from a south westerly direction, with a generous lawn area plus decking area offering an inviting space for outdoor dining and relaxation. The property also benefits from one allocated parking space. With its well-planned layout, attractive presentation, and superb location, this home is an excellent choice for those looking to step onto the property ladder or add to their investment portfolio. 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





Ground Floor



First Floor

Total floor area 39.3 sq.m. (423 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



fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Kitchen/Lounge/Diner
5.50m max x 3.70m max
18'1" max x 12'2" max

Under-stair storage cupboard.

Landing
Built in storage cupboard and access to boarded loft via pull down ladder.

Bedroom
3.64m max x 3.47m
11'11" max x 11'5"
Built in wardrobe and over stair storage cupboard.

Bathroom

Garden
Private fully enclosed south west facing rear garden with lawn and decked terrace. Side access to front and allocated parking space to the side.

Front

To view this property call Kevin Henry on:
01799 513632

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