

Property details **approval form**

23 Birdbush Avenue, Saffron Walden, Essex, England, CB11 4DJ

Date: 08 May 2026 **Property Ref and Version:** SAF103732 - 0005

Selling your home with us!



◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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◆ Price

£325,000

Tenure: Freehold

◆ Key Features

- Chain Free
- Very well presented and potential to extend STPP
- Two double bedrooms
- Spacious lounge/diner
- Kitchen/breakfast room
- Driveway parking
- Large rear garden
- Short distance to town centre
-
- EPC Rating: C

◆ Short Description

OFFERED CHAIN FREE Refurbished two double bedroom semi-detached house close to Saffron Walden town centre offering excellent sized living space.

◆ Directions

◆ Agent Note

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◆ Description

Very well presented two double bedroom house, ideal for first-time buyers or investors.

This bright and spacious home offers a generous lounge/diner filled with natural light and a modern, well-equipped kitchen. Upstairs, you'll find two good-sized double bedrooms and a family bathroom, along with an airing cupboard and loft access from the landing.

Set on a good-sized plot, the property benefits from a large lawned area to the side, offering excellent potential for extension (STPP) whilst to the front, there is driveway parking for two cars.

A fantastic opportunity to purchase a well-laid-out home with great future potential.

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.

Entrance hallway

Built in cupboard.

Living Room

6.20m max x 3.20m max

20'4" max x 10'6" max

Kitchen/breakfast room

4.30m max x 2.70m max

14'1" max x 8'10" max

First floor landing

Access to loft and airing cupboard.

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Bedroom One

4.70m x 3.00m

15'5" x 9'10"

Bedroom Two

3.60m x 3.00m

11'10" x 9'10"

Bathroom

Garden

South facing garden with large plot to the side and rear courtyard area.

Parking

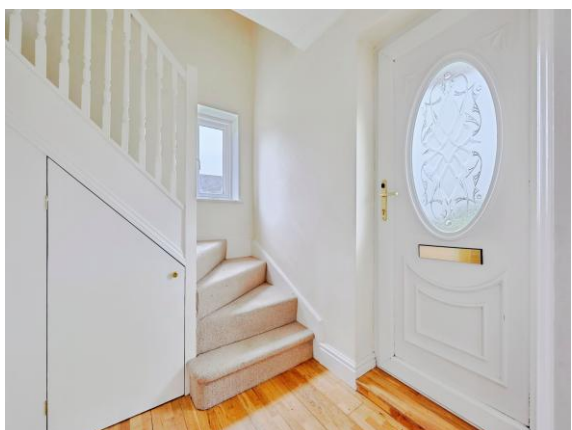
Driveway parking for two cars.

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◆ Property Images



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◆ **Property Images**



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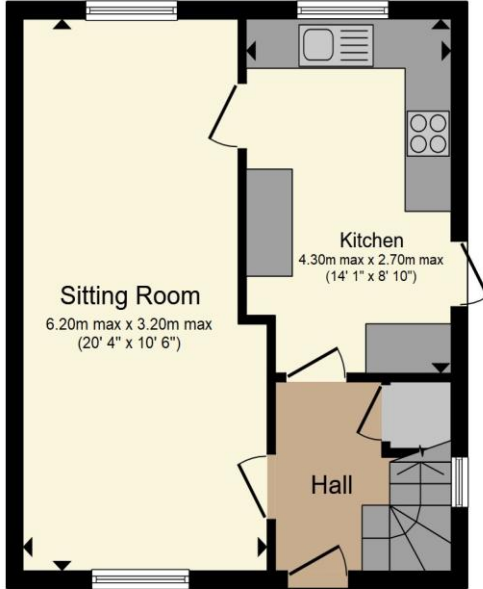
◆ **Property Images**

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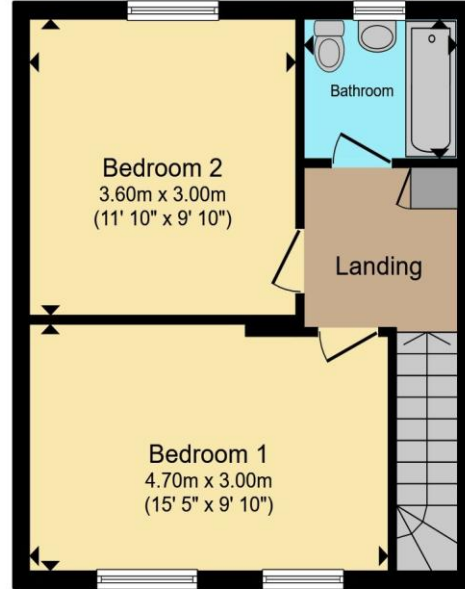
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◆ Floor Plan



Ground Floor



First Floor

Total floor area 74.6 sq.m. (803 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



◆ Approval

Signature

Date

	Signature	Date
David Moss		
Mrs A. Cannon		