



Goddard Way, Saffron Walden **Freehold** £325,000



Kevin  
Henry

# Key Features



- Three-bedroom family house
- Good size living space
- Large kitchen/diner
- Living room
- Stylish bathroom

Well presented family home with excellent living space and only minutes walk from the town centre. The property benefits from a good size living room, open plan kitchen/diner and downstairs cloakroom. Upstairs are three good size bedrooms and modern bathroom plus access to the part boarded loft and airing cupboard.

The rear garden offers both a lawn area and patio area with rear access to further parking.

This is a great opportunity to secure a ready to move into home close to all local amenities.

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

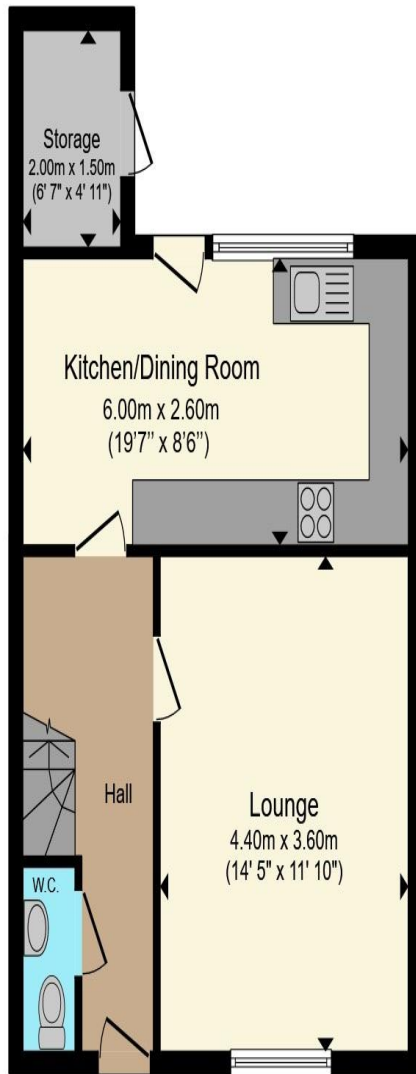
Lounge  
4.40m x 3.60m  
14'5" x 11'10"

Kitchen/Diner  
6.00m x 2.60m  
19'7" x 8'6"

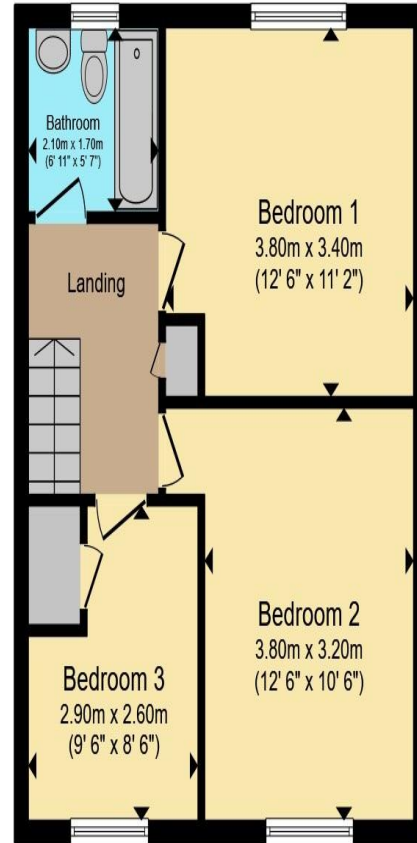
Cloakroom

Landing  
Airing cupboard and access to partly boarded loft.





**Ground Floor**



**First Floor**

Total floor area 89.3 sq.m. (961 sq.ft.) approx

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**Bedroom One**  
3.80m x 3.40m  
12'6" x 11'2"

**Bedroom Two**  
3.80m x 3.20m  
12'6" x 10'6"

**Bedroom Three**  
2.90m max x 2.60m max  
9'6" max x 8'6" max  
Built in over stair storage cupboard.

**Bathroom**  
**Garden**  
Private rear garden with lawn and patio and rear access to parking.

To view this property call Kevin Henry on:  
01799 513632

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