



Ross Close, Saffron Walden £440,000 **Freehold**

Key Features

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- Very well presented family home
- Four bedrooms
- Spacious living room
- Open plan kitchen/diner
- Further reception room - ideal as office or play room

This excellent four-bedroom family home is beautifully presented throughout and offers spacious, versatile accommodation arranged over three floors.

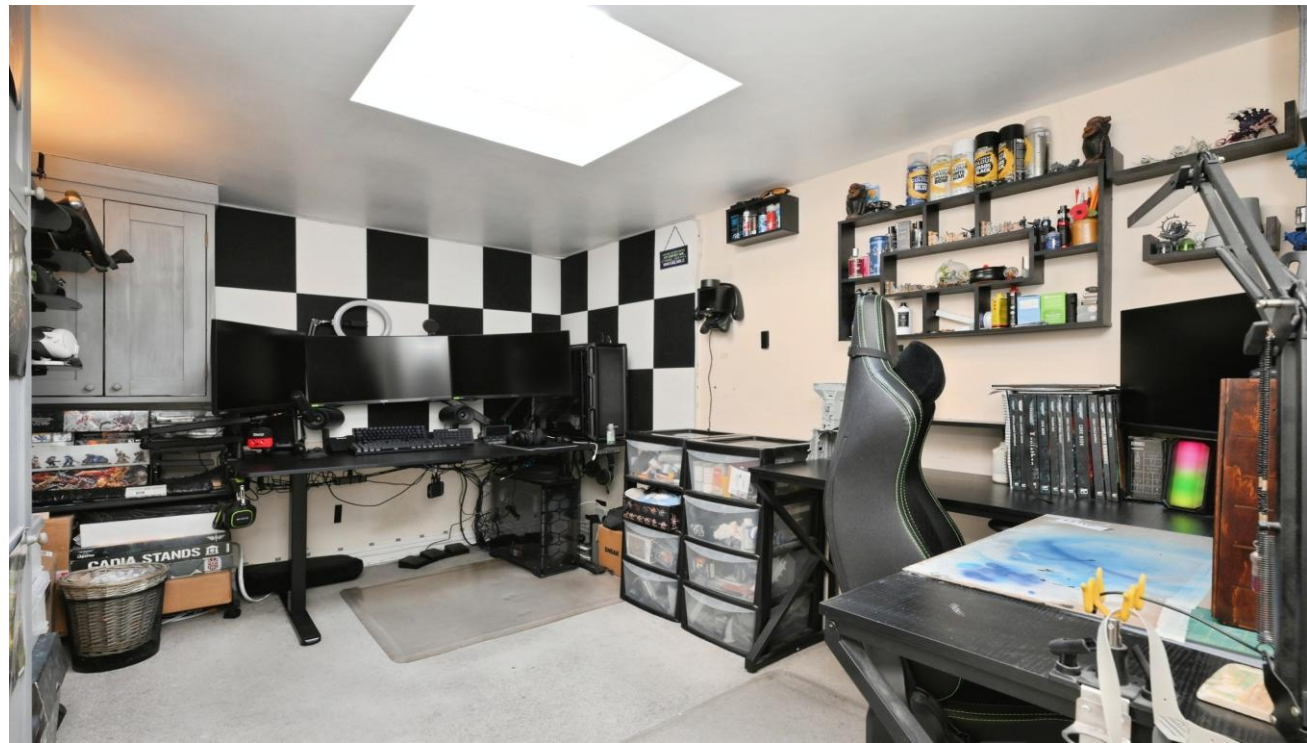
The ground floor features a generous and light-filled living room, flowing seamlessly into a modern kitchen/diner - perfect for family life and entertaining. A door from the kitchen provides access to a practical utility room. The original garage has been thoughtfully converted to create an additional reception room, ideal as a home office or playroom.

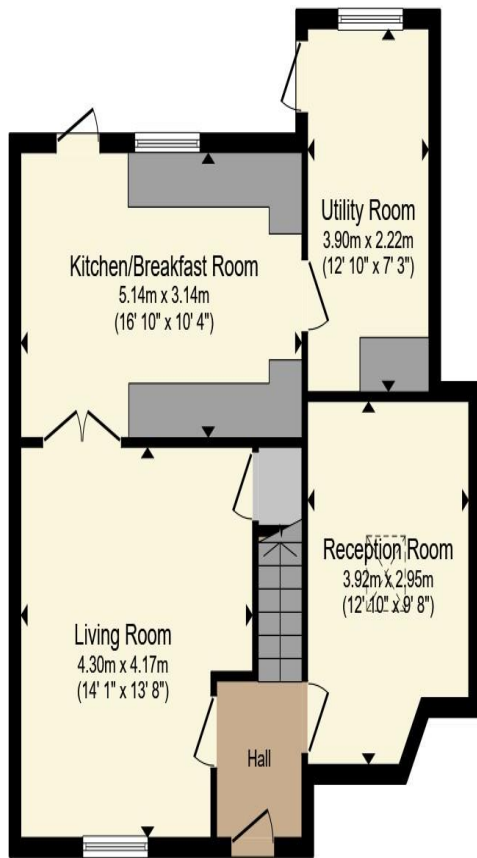
On the first floor, there are three well-proportioned bedrooms and a family bathroom. Stairs lead to the impressive main bedroom suite on the second floor, complete



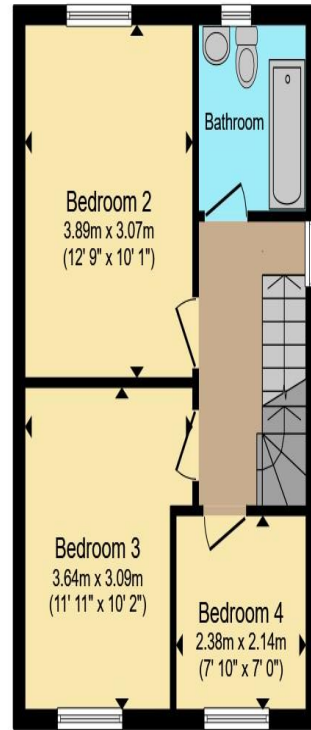
with a WC and wash hand basin, offering a private and peaceful retreat. Externally, the property benefits from a good-sized south-east facing rear garden, ideal for enjoying the sun. To the front, there is driveway parking and access to the remaining garage storage. Situated in a highly sought-after area of town, the home is conveniently located close to local schools, shops, and amenities - making it an ideal choice for families.

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.

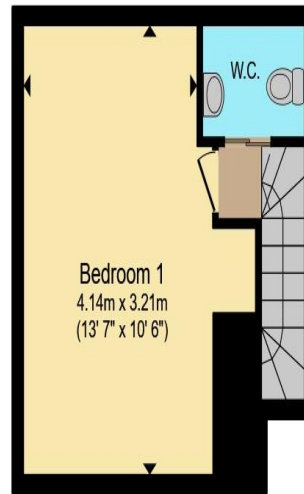




Ground Floor



First Floor



Second Floor

Total floor area 123.0 sq.m. (1,324 sq.ft.) approx

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To view this property call Kevin Henry on: 01799 513632

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