JAMIE WARNER
ESTATE AGENTS







19 Dawson Close, Saffron Walden, CB10 2AR

£300,000

- Keenly priced to sell
- Spacious sitting room
- Generous two-section rear garden
- Excellent modernisation opportunity
- Kitchen/breakfast room
- Driveway and single garage
- Semi-detached family home
- Three first-floor rooms
- No onward chain

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19 Dawson Close, Saffron Walden CB10 2AR

KEENLY PRICED TO SELL – SEMI-DETACHED HOME WITH GENEROUS GARDEN, GARAGE & EXCELLENT MODERNISATION POTENTIAL. NO ONWARD CHAIN!

An excellent opportunity to purchase a semi-detached home in the popular market town of Saffron Walden, offered at an attractive price to reflect the modernisation and improvements required. The property provides a spacious sitting room, kitchen/breakfast room, ground floor bathroom and three first-floor rooms, offering buyers the chance to reconfigure and update the accommodation to their own requirements. A particular feature is the generous rear garden, extending into a second section beyond the central hedgerow, together with driveway parking and a single garage. An appealing opportunity for buyers looking for a property with genuine potential to make their own.

3 1 1

Council Tax Band: D





Saffron Walden is a picturesque and historic market town in north-west Essex, renowned for its attractive architecture, thriving community and excellent range of amenities. Situated approximately 15 miles south of Cambridge, the town enjoys convenient access to the M11 motorway, providing connections to London, Cambridge and Stansted Airport, which is around a 30-minute drive away. The nearby Audley End railway station, approximately two miles from the town centre, provides regular direct services to Cambridge and London Liverpool Street, making Saffron Walden an appealing choice for commuters.

The town centre is particularly charming, with its beautiful medieval buildings, independent boutiques, traditional shops and a wide selection of cafés, restaurants and public houses. A popular market, held every Tuesday and Saturday in the historic Market Square, adds to the town's character and vibrant atmosphere. Residents also benefit from supermarkets and everyday shopping facilities, while local attractions include the picturesque Bridge End Gardens, Saffron Walden Museum, the Fry Art Gallery and the magnificent Audley End House and Gardens, set within extensive landscaped parkland.

Saffron Walden offers an excellent range of educational facilities, including nurseries, primary schools and the well-established Saffron Walden County High School. Leisure and sporting opportunities are equally impressive, with the Lord Butler Fitness & Leisure Centre providing a swimming pool, gym and fitness classes, alongside numerous local sports clubs catering for football, rugby, cricket, hockey, golf and other activities. The town also enjoys a lively arts and cultural scene, with Saffron Hall hosting concerts and performances, while the independent Saffron Screen cinema offers a varied programme of films and events.

Combining historic charm, attractive surroundings, excellent amenities and convenient transport connections, Saffron Walden offers an appealing balance of traditional market town living and modern convenience, making it a highly desirable place to call home.

Ground Floor

Entrance Hall
Stairs rising to the first floor, doors leading to the sitting room, kitchen/breakfast room and bathroom.

Sitting Room
4.93m (16'2") x 3.58m (11'9")
Window to side, fitted coal effect gas fireplace incorporating a gas back boiler, two radiators.

Kitchen/Breakfast Room
3.34m (11') x 3.00m (9'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated washing machine, fitted electric fan assisted oven, built-in four ring ceramic hob, window to side, double doors. Two useful storage cupboards, one of which serves as an airing cupboard housing the hot water cylinder.

Bathroom
Three piece suite comprising panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, heated towel rail, window to side.

First Floor

Landing
Radiator, doors leading to all three bedrooms.

Bedroom 1
4.93m (16'2") x 3.57m (11'8") incl cpbd
Window to side, storage cupboard, radiator, double doors.

Bedroom 2
3.73m (12'3") excl cpbd x 2.70m (8'10")
Window to side, storage cupboard, radiator, double doors.

Bedroom 3
2.49m (8'2") x 2.13m (7')
Window to side, radiator.

Outside
The property benefits from a generous rear garden arranged in two distinct sections, offering plenty of outdoor space and excellent potential for landscaping. Immediately adjoining the house is a paved patio area leading onto a lawn, with established hedging and mature shrubs providing a leafy backdrop. A pathway continues through an opening in the central hedgerow to reveal a further garden area beyond, predominantly laid to lawn with established trees, planting beds and a greenhouse. This additional section offers an appealing opportunity for keen gardeners or those looking to create a dedicated vegetable garden, with the overall garden enclosed by a combination of mature hedging and timber fencing.

To the front, the property is set behind an established garden with an area of lawn, mature shrubs and planted borders. A concrete driveway provides off-road parking and leads to a single garage with an up-and-over door.

Viewings
By appointment with the agents.

Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







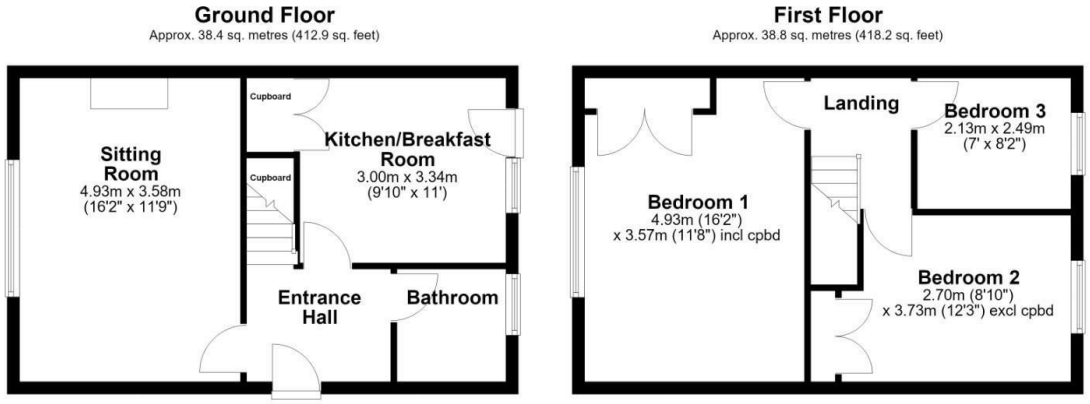












Total area: approx. 77.2 sq. metres (831.0 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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