



Strachey Close, Saffron Walden  
**£335,000 Leasehold**

**KH** Kevin  
Henry

# Key Features



45% Shared Ownership  
£473.42 Rent pcm

125 Years remaining as of 30 Jan 2015

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£473.43 Service Charge pcm

Review due: Ask Agent

- Shared Ownership - sold with 45% ownership (£150,750)
- Well presented
- Chain free
- Two double bedrooms
- Good size living room

Great opportunity to purchase this spacious two bedroom house offered chain free and with a 45% share and ability to own up to 100%.

This well presented property benefits from a good size lounge/diner, modern kitchen with built in appliances and downstairs cloakroom. Upstairs are two double bedrooms with the



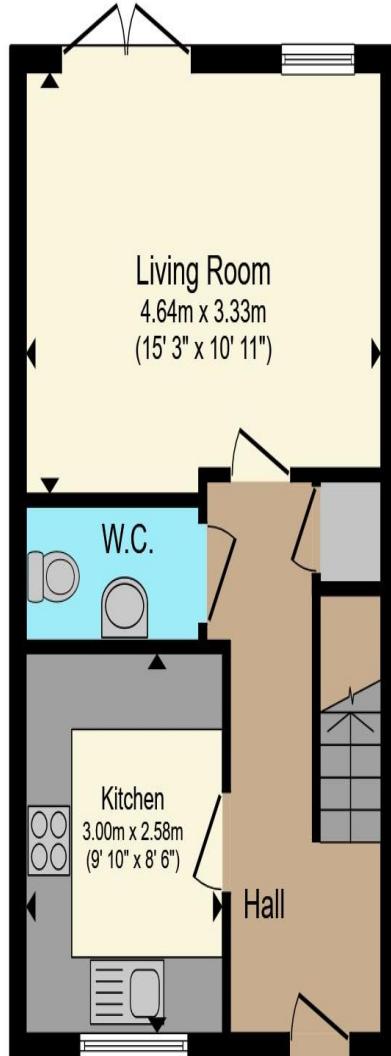
main bedroom benefiting from built in wardrobe space and family bathroom. The rear garden comprises of lawn and patio space whilst to the front is driveway parking.

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.

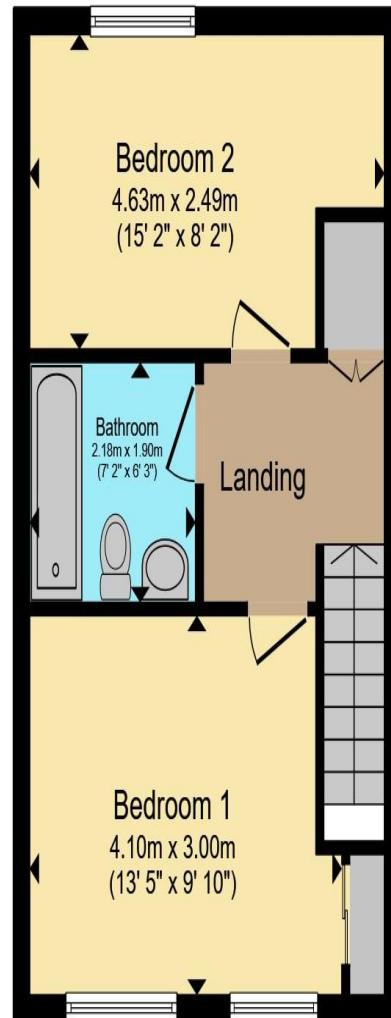
Hallway  
Under-stair storage space.

Kitchen  
3.00m x 2.58m  
9'10" x 8'6"





**Ground Floor**



**First Floor**

Total floor area 70.7 sq.m. (761 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](http://www.propertybox.io)



Living Room  
4.64m x 3.33m  
15'3" x 10'11"

Cloakroom

Landing  
Access to loft and airing cupboard.

Bedroom One  
4.10m max x 3.00m max  
13'5" max x 9'10" max  
Built in wardrobes

Bedroom Two  
4.63m max x 2.49m max  
15'2" max x 8'2" max

Bathroom  
Garden  
Private fully enclosed rear garden comprising of lawn and patio.

Front  
Driveway parking.

To view this property call Kevin Henry on:  
01799 513632

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