



Winstanley Road, Saffron Walden **Freehold £285,000**

KH Kevin
Henry

Key Features



- Three bedroom house
- Spacious lounge with dining area
- Well-equipped kitchen
- Family bathroom
- Driveway parking

This well-proportioned three-bedroom home offers excellent living space and great potential for modernisation. The ground floor features a fitted kitchen, a generous lounge area, and a separate dining space, while upstairs there are three bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden with both a lawn and a patio area, ideal for outdoor entertaining. Additional features include driveway parking and a garage located en bloc.

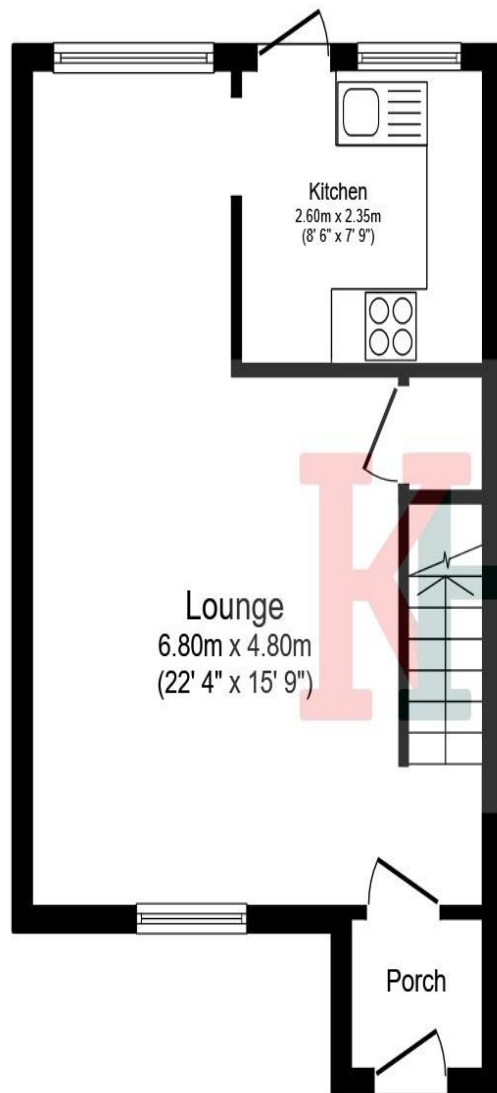
Perfect for buyers looking to create their ideal home in a sought-after location.



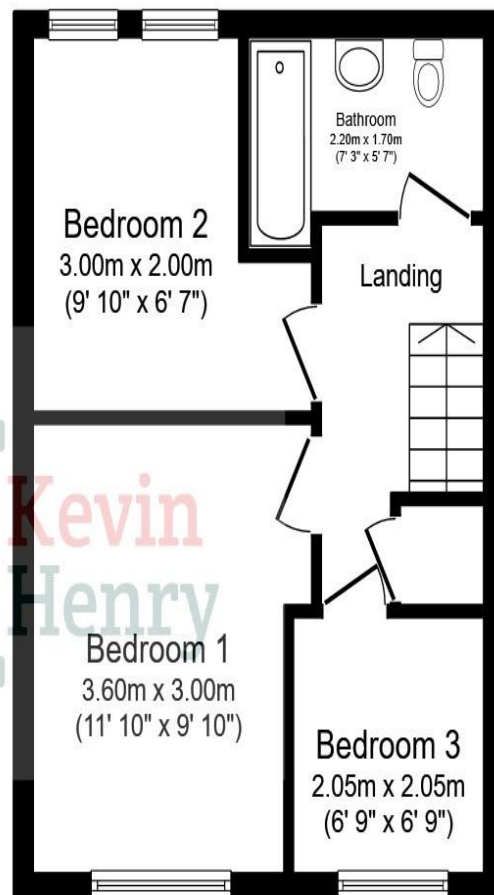
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Porch
Lounge
4.88m x 4.83m max
15'11 x 15'10 max
Under-stair storage cupboard

Dining Area
2.87m x 2.32m
9'5 x 7'7

Kitchen
2.60m x 2.35m
8'6" x 7'9"

Landing
Access to loft and storage cupboard.

Bedroom One
3.60m x 3.00m
11'10" x 9'10"

Bedroom Two
3.00m x 2.00m
9'10" x 6'7"

Bedroom Three
2.05m x 2.05m
6'9" x 6'9"

Bathroom
Garden
Private rear garden with lawn and patio.

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.focalagent.com

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