

West Road,Saffron Walden **Freehold**

Kevin Henry

Key Features

3 2 C E

- Beautifully presented three bedroom house
- Sought after West Road location
- Gorgeous, spacious lounge/diner
- Well-equipped kitchen
- En-Suite to main bedroom plus family bathroom

Fabulous three bedroom house occupying an enviable position on one of Saffron Walden's most sought-after streets. Beautifully presented throughout, this impressive home combines generous living space, excellent natural light and a superb south-facing garden, creating an ideal setting for both everyday living and entertaining.

The welcoming entrance leads into a particularly spacious and bright lounge/diner, where two sets of French doors overlook and open onto the south-facing garden, flooding the room with natural light and creating a wonderful sense of space. Useful understairs storage adds further practicality.

The stylish kitchen is well equipped with an excellent range of base and eye-level units







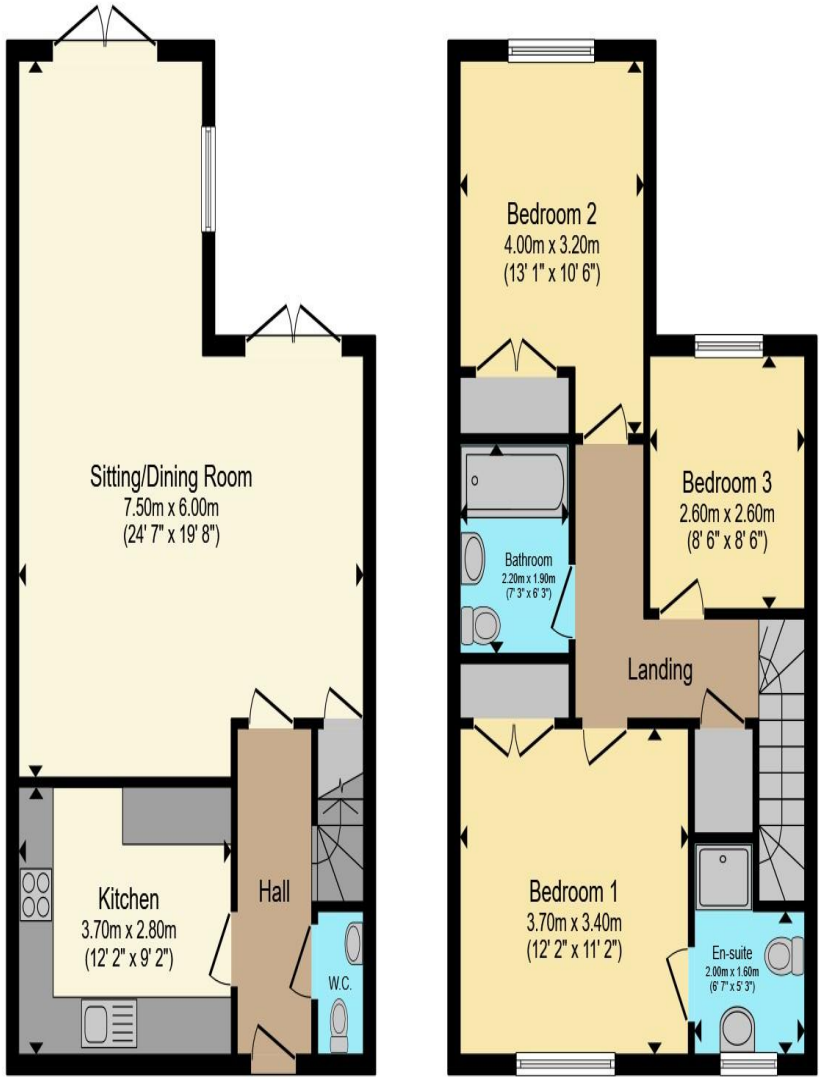
and integrated appliances. The property also benefits from a professionally installed water softener. A downstairs cloakroom completes the ground floor. Upstairs, a generous landing provides access to the loft, airing cupboard and three well-proportioned bedrooms, together with the family bathroom. The principal bedroom is a particularly attractive room, featuring built-in cupboards and a stylish en-suite shower room, while the second bedroom also benefits from useful built-in storage. Outside, the landscaped south-facing garden provides a peaceful and private setting, equally well suited to relaxing in the sunshine or entertaining family and friends. To the rear is a garage together with a parking space and additional visitor parking.

A superb, ready-to-move-into home in an outstanding location, within easy reach of Saffron Walden town centre and its excellent range of shops, restaurants and 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







Ground Floor **First Floor**

Total floor area 107.6 sq.m. (1,158 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

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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.

To view this property call Kevin Henry on: 01799 513632

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