



## St Johns Close, Saffron Walden

**Price: Freehold £625,000**

- Must be seen!
- Vacant possession
- Rare opportunity to buy in this spacious cul-de-sac in quiet residential area
- Four bedrooms
- Further potential
- Walking distance of town centre
- Spacious gardens
- Large garage and off road parking

EPC Rating: D



The property has the benefit of gas central heating and a spacious garden to the rear and side. Must be seen to appreciate the potential and well sought-after location.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities and is just two miles from Audley End mainline railway station and four miles from the M11 access point at Stump Cross.

Front door

To:

Entrance Hall

3.72m x 2.05m (12'22 x 6'72) max

Stairs off with understairs cupboard. Doors to kitchen and:

Living / Dining Room

7.37m x 4.31m (24'18 x 14'15) max

Generous size, York stone fireplace with gas fire, windows to front and side aspects with patio doors to rear. Door to:

Kitchen

3.88m x 3.49m (12'74 x 11'44) max

Fitted with a range of base and wall units, including stainless steel sink and double drainer and space for appliances, window to rear aspect. Door to:

Utility Room / Lobby

2.01m x 0.78m (6'6 x 2'56) max

Storage cupboard housing boiler. Doors to garage, side door and door to:

WC

1.49m x 1.34m (4'88 x 4'41) max

Comprising white pedestal and sink with obscure window to rear.

On the first floor:

Landing

5.24m x 3.44m (17'19 X 11'30) max

Spacious, with loft access hatch and door to deep airing cupboard housing water tank. Window to front aspect.

Bedroom 1

3.99m x 3.89m (13'09 x 12'76) max

Two built in cupboards, pedestal wash basin, window to rear aspect.

Bedroom 2

4.33m x 3.26m (14'19 x 10.7) max

Built-in cupboard, windows to front and side aspect.

Bedroom 3

3.17m x 2.96m (10'41 x 9'07) max

Built-in cupboard, window to front aspect.

Bedroom 4

3.37m x 2.64m (11'07 x 8'65) max

Window to rear aspect.

Bathroom

2.00m x 1.64m (6.57 x 5'37) max

Coloured suite comprising panelled bath with shower over and pedestal wash basin.

Separate WC

1.99m x 0.89m (6.54 x 2.91) max

With low-level WC.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100640 - 0007

## Outside

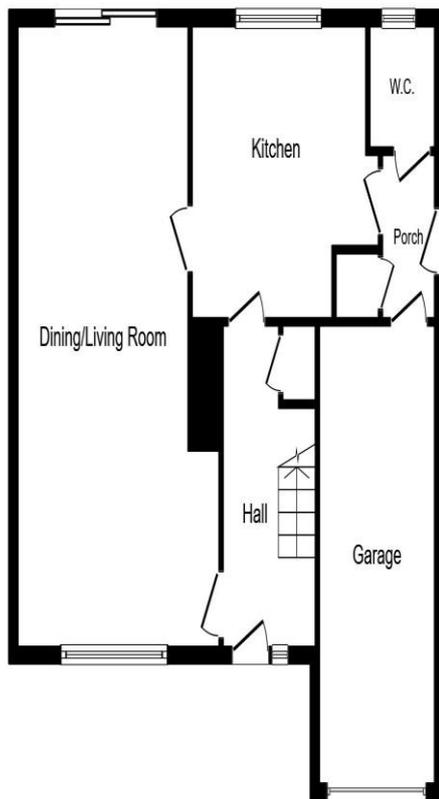
To the front of the property there is a driveway with off-road parking leading to the one-and-a-half size garage with up-and-over-door, power and lighting. The attractive generous rear garden is a feature of the property with patio area, lawn and shrubs. The property also has an additional garden area to the side of the property.

## Local Authority:

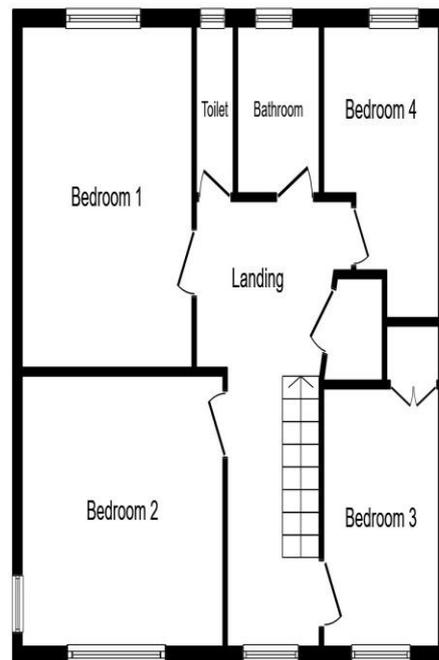
For further information on the local area and services, log onto [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

## Council Tax

Band E



**Ground Floor**



**First Floor**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100640 - 0007