



**Borough Lane, Saffron Walden**

**Price: Freehold £475,000 guide price**

- Chain Free
- Situated within close proximity to town centre
- Five/Six bedrooms
- Easy access to County High School and
- EPC Rating: D
- Open plan living
- Mature garden
- Off-street parking



The property is ideally situated with easy road links to the town centre, local schools, and neighbouring villages, as well as Cambridge and London. There is also good access to the mainline train station making it a great property for those commuting. The property itself comprises of entrance hall, downstairs WC, kitchen/diner wrapping around to the large living room, and spacious conservatory.

The first floor offers three double bedrooms and a large modern bathroom, while the second floor comprises two further bedrooms, storage, and the option for a dressing room or an additional bedroom. To the rear is a mature, well maintained garden enjoying a good degree of privacy, and to the front a parking space for one car and access to the single garage en bloc. This property is being sold CHAIN FREE!

Accommodation includes:

**Entrance Hall:**

With access to stairs rising to the first floor, large understairs storage and additional storage cupboard.

**Cloakroom:**

Comprising low level WC and wash hand basin

**Kitchen:**

10'9 x 9'7 max (3.05m x 2.74m max)

A spacious area with a range of eye and base level unit with worktops above, eye level oven and microwave, four-ring gas hob with extractor fan above, stainless steel sink with drainer, window to the front aspect

**Living/Dining room:**

16' 4 max x 19'11 max (4.88m max x 5.79m max)

A naturally light and spacious room with window and sliding door to the conservatory, wall-mounted electric fire.

**Conservatory:**

20'4 x 7'5 (6.97m x 2.13m)

A wonderful place to sit and relax with views out onto the mature garden.

**First floor:**

**Bedroom 1:**

12 x 10'10 max (3.66m x 3.05m max)

With window to the rear aspect and built-in wardrobes

**Bedroom 2:**

12 x 10'10 max (3.66m x 3.05m max)

Currently set up as a large office, with window to the front aspect and built-in storage.

**Bedroom 3:**

10'7 x 9'7 max (3.05m x 2.74m max)

With window to the rear aspect and built-in wardrobes

**Bathroom:**

8'7 x 8'11 (2.44m x 2.44m)

A very spacious room with walk-in shower, sink and vanity unit, low level WC, underfloor heating.

**Second floor Landing:**

Access to large storage in the eaves

**Bedroom 5:**

9'3 x 8'10 (2.74m x 2.44m)

Velux window to the rear aspect

**Bedroom 4:**

12'9 x 10'8 (3.66m x 3.05m)

With window to the front aspect offering wonderful views over Saffron Walden. Door into:



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: SAF100741 - 0007

**Bedroom 6:**

Currently used as a dressing room but is a good size double bedroom. Velux window to the rear aspect.

**Outside:**

The property is ideally located within very close proximity to the town centre, as well as local schools and amenities. To the side of the property is off-street parking for one car, access to the single garage en bloc with extra storage on the sturdy mezzanine floor, and a low maintenance front garden. To the rear is a delightful, enclosed garden with mature shrubs and trees, mainly laid to lawn with flower border.



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