



Ansgar Road, Saffron Walden £400,000 **Freehold**

Key Features



- Spacious three bedroom house
- Offered chain free
- Extended creating large lounge/diner
- Further reception room
- Well equipped kitchen

Set within a peaceful cul-de-sac, this spacious three-bedroom mid-terrace home presents an exceptional opportunity for families, first-time buyers or those looking to create their ideal home. Offered with no onward chain, the property boasts generous living accommodation, excellent versatility and exciting scope to further extend or enhance, subject to the necessary consents. A particularly impressive entrance hallway creates a wonderful first impression and is large enough to incorporate a practical home office or study area, perfectly suited to modern living. The converted garage provides an additional reception room, currently utilised as a home office, but equally ideal as a playroom, snug or family



room.

The heart of the home is the superb open-plan lounge and dining room, stretching to an impressive 30ft (9.6m) in length.

Flooded with natural light, this expansive space offers clearly defined seating and dining areas, making it perfect for both everyday family life and entertaining.

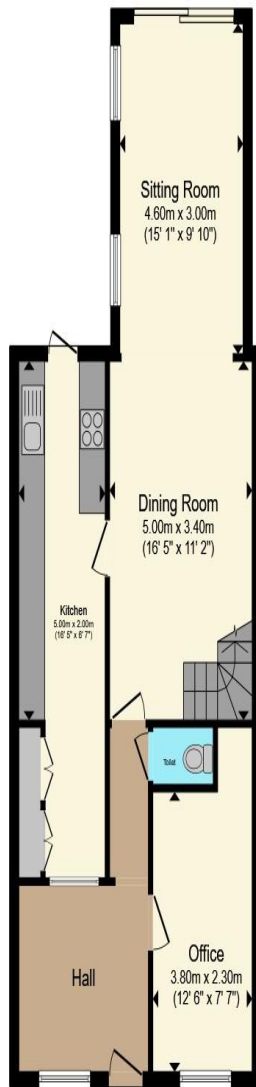
From the dining area, the accommodation flows seamlessly into the extended kitchen, where the additional breakfast area provides an excellent space for informal dining or enjoying a morning coffee. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom, providing comfortable accommodation for growing families.

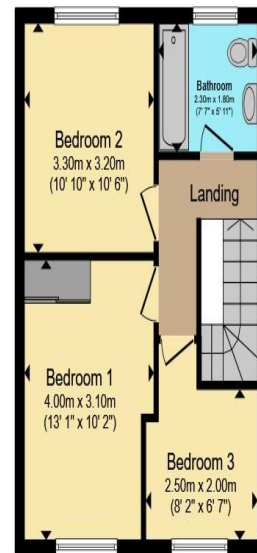
Outside, the rear garden enjoys a generous lawn with a patio area ideal for outdoor dining and entertaining, while to the front there is driveway parking for two vehicles.

With its flexible layout, generous room sizes, converted garage, extension potential and highly desirable cul-de-sac location, this is a fantastic home offering





Ground Floor



First Floor

Total floor area 105.7 sq.m. (1,138 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



enormous potential to add further value and personalise to individual tastes.

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.

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