



Stanleys Farm Road, Saffron Walden £450,000 **Freehold**

KH Kevin
Henry

Key Features

4 2 D D

- Four bedroom family home
- Separate living room and dining room
- Kitchen
- Family bathroom
- West facing garden

Whilst in need of some modernising, this four bedroom family home has the potential to become a fabulous property. There are two reception rooms, a generous sized lounge plus dining room, well-equipped kitchen and bathroom. There is also the benefit of a conservatory/lean to which can be converted into extra living space.

On the first floor are three good size bedrooms and stairs to the second floor landing leading to a further double bedroom and cloakroom.

The rear garden is west facing with patio and lawn and side access to the front of the property which has an extended garage and workshop with driveway parking for 4 cars. Saffron Walden is a fine old market town with

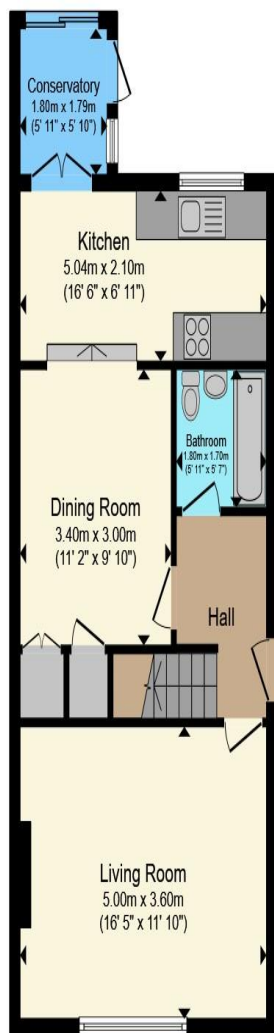


a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, 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.

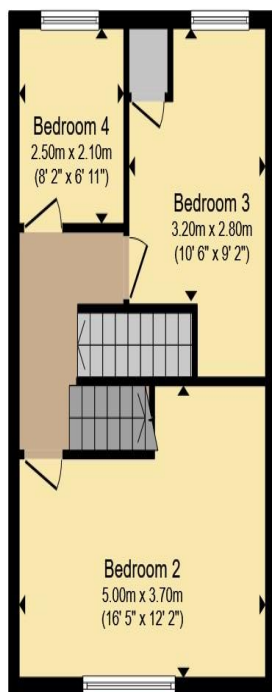
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ROOMS:
Hallway





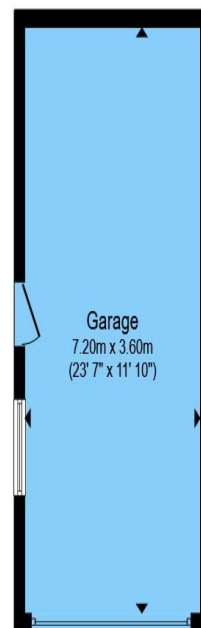
Ground Floor



First Floor



Second Floor



Garage

Living Room
5.00m x 3.60m
16'5" x 11'10"

Dining Room
3.40m x 3.00m
11'2" x 9'10"
Storage cupboards.

Kitchen
5.04m x 2.10m
16'6" x 6'11"

Conservatory
1.80m x 1.79m
5'11" x 5'10"

Bathroom

First Floor Landing

Bedroom Two
5.00m max x 3.70m max
16'5" max x 12'2" max

Bedroom Three
3.20m max x 2.80m max
10'6" max x 9'2" max

Bedroom Four

Total floor area 150.2 sq.m. (1,617 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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 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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