



Winstanley Road, Saffron Walden **Freehold**

Key Features



- Three bedroom house
- Large lounge
- Separate dining area
- Well equipped kitchen
- Generous plot

Occupying an attractive end-of-terrace position, this well-proportioned three-bedroom home offers excellent scope for improvement and extension to three sides of the property, subject to planning permission. A pretty front garden leads into a welcoming hallway and generous open-plan lounge and dining area, with access to the kitchen. Upstairs are three good-sized bedrooms with fitted furniture and a family bathroom. The private, fully enclosed beautiful private rear garden combines lawn and patio, ideal for relaxing, entertaining and outdoor dining. Further benefits include driveway parking and a garage and being close to lovely countryside walks. Offering flexible accommodation, valuable outdoor space and

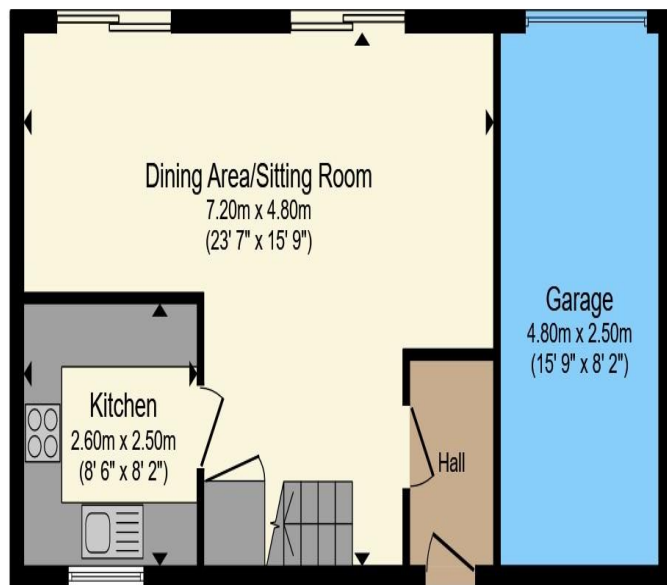


exciting potential, this is an excellent opportunity for families particularly being close to excellent schools, first-time buyers or those seeking to create their ideal home.

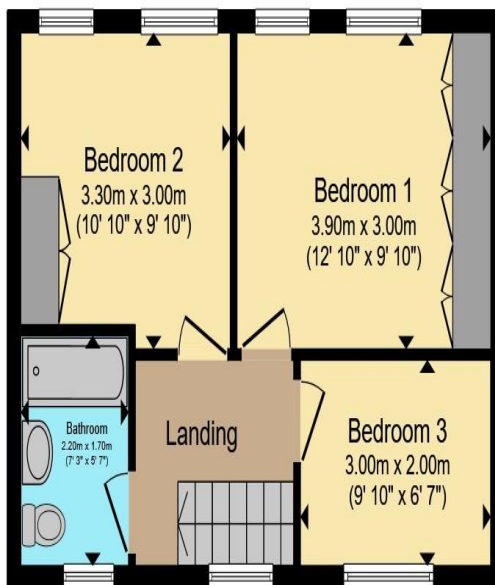
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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





Ground Floor



First Floor

Total floor area 87.9 sq.m. (946 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



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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