



Goddard Way, Saffron Walden **Freehold £435,000**

KH Kevin
Henry

Key Features

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- Immaculately presented three bedroom house
- Stunning kitchen/diner
- Good size living room
- Utility Room and Downstairs Cloakroom
- Three good size bedrooms

This beautifully extended and immaculately presented three-bedroom semi-detached home offers modern, stylish living in a prime location. The highlight of the home is the stunning open-plan kitchen diner, featuring integrated appliances and a seamless flow of space, perfect for family life and entertaining. A further benefit are the bi-fold doors to the garden.

The ground floor boasts a spacious and well-appointed living room, providing a comfortable and inviting space to relax. Additionally, there is a utility room/downstairs cloakroom for added practicality.



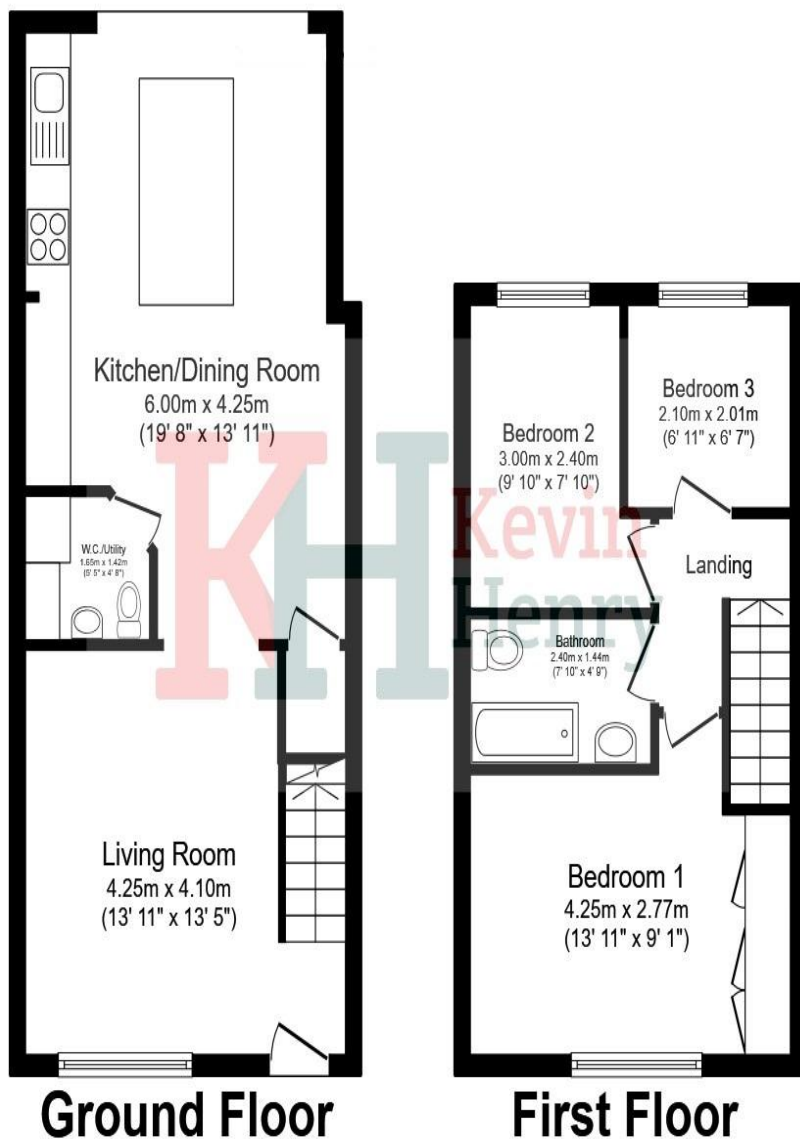
Upstairs, you'll find three well-proportioned bedrooms and a sleek, contemporary bathroom, with additional access to a fully boarded loft, ideal for extra storage.

The charming rear garden features both a patio and lawn, leading to a versatile studio space-perfect for use as a home office, gym, or treatment room. A garage and off-road parking add further convenience.

Located within walking distance of the town centre, this is a fantastic opportunity to secure a move-in-ready home that effortlessly blends comfort, style, and practicality.

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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