

Stanleys Farm Road,Saffron Walden **Freehold**

Kevin Henry

Key Features

3 1 D D

- Three bedroom semi-detached house
- Excellent living space
- Well-presented throughout
- Rear extension
- Large attic room ideal as an office or playroom

An excellent opportunity to acquire this attractive three-bedroom semi-detached family home, offering generous and versatile living accommodation throughout, ideally situated within a pleasant cul-de-sac and conveniently positioned for a range of local amenities.
Upon entering, you are greeted by a welcoming hallway which provides access to the spacious, bright and airy living room. A further door leads through to the modern kitchen, which in turn opens into a lovely light-filled dining room enjoying pleasant views over the rear garden. A family bathroom completes the ground floor accommodation.
Upstairs, the landing provides access to three







well-proportioned bedrooms, with the principal bedroom benefiting from its own toilet and wash hand basin. A further staircase leads to a useful attic room, offering excellent flexibility and making an ideal home office, playroom or additional hobby space.
Outside, the property enjoys a lovely west-facing rear garden, providing a wonderful sunny setting with areas of lawn and patio, ideal for relaxing and entertaining. To the front, there is driveway parking together with access to a particularly useful double-length garage.
A fantastic opportunity to purchase a well-proportioned and versatile family home in a popular residential setting, offering excellent living space both inside and out.
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. 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.
The property comprises entrance hall with storage cupboard, bedroom with built-in







Total floor area 154.1 sq.m. (1,659 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

Kevin Henry

wardrobe and large storage cupboard, living room, kitchen, and bathroom.

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.

To view this property call Kevin Henry on: 01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

01799 513632

1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

sales@kevinhenry.co.uk

www.Kevinhenry.co.uk

SCAN ME



S1: 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:SAF104144 - 0001. Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman