

Kevin Henry

EST. 1988



39 SAXON WAY, SAFFRON WALDEN, ESSEX, CB11 4EQ



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WHAT AN OPPORTUNITY! WHAT A LOCATION - SAXON WAY! 3 BEDROOM, DETACHED HOUSE OFFERED WITH VACANT POSSESSION AND STANDING ON A GOOD-SIZED PLOT BACKING ONTO AUDLEY END ESTATE.

PROPERTY AT A GLANCE

- Vacant possession
- 3 bedrooms
- Extended
- Further potential
- Backing onto Audley End Estate
- Lovely part-walled garden
- Quiet residential area
- Walking distance of town centre
- In need of some updating
- A very rare opportunity!

SAFFRON WALDEN

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall for its musical events, 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.

Guide Price £550,000





FRONT DOOR

To:

ENTRANCE HALL:

10'7" x 8'8" (3.23m x 2.64m)

Wood block flooring, stairs off with understairs cupboard. Door to:

LIVING ROOM:

21'1" x 13'11" (6.43m x 4.24m)

Window to front aspect. Opening through to:

DINING ROOM:

10'8" x 10'3" (3.25m x 3.12m)

Sliding patio doors to garden - a beautiful garden enjoying a south-westerly aspect.

KITCHEN:

11'10" x 10'3" (3.6m x 3.12m)

Fitted with a range of base and wall units, including stainless steel sink and drainer, built-in oven and hob, freestanding dishwasher, fridge and freezer.

AGENT'S NOTE: None of the appliances have been tested.

2nd RECEPTION ROOM / STUDY:

11'9" x 7'10" (3.58m x 2.4m)

Formerly the kitchen in the original house - a useful additional reception room with obscure window to side. Cupboard housing gas-fired boiler providing domestic hot water and central heating - again, this appliance has not been tested.

ON THE FIRST FLOOR:

LANDING:

9' x 6'8" (2.74m x 2.03m)

Loft access hatch.

BEDROOM 1:

11'11" x 11'2" (max.) (3.63m x 3.4m (max.))

Window to front aspect. Built-in mirrored wardrobe cupboards.

BEDROOM 2:

14' x 9'5" (4.27m x 2.87m)

Window to rear aspect with views over garden to Audley End Park. Built-in airing cupboard.

BEDROOM 3:

10'11" x 8'3" (3.33m x 2.51m)

Window to front aspect.

BATHROOM:

5'11" x 5'6" (1.8m x 1.68m)

Coloured suite comprising panelled bath with shower over and pedestal wash basin.

SEPARATE WC:

With low-level WC and wash basin.

OUTSIDE:

To the front of the property there is a driveway with off-road parking for one vehicle leading to the tandem garage / workshop (32'3" x 11'2") with up-and-over-door and courtesy side door, power and light laid on and further access to rear garden. The rear garden is a particular feature of the property and enjoys a sunny westerly aspect. Walled to the rear boundary, which backs onto the Audley End Estate, the garden is a little unkempt, but gosh it has some potential! With patio areas, raised lawns and beds and a very useful garden shed.

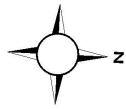
LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

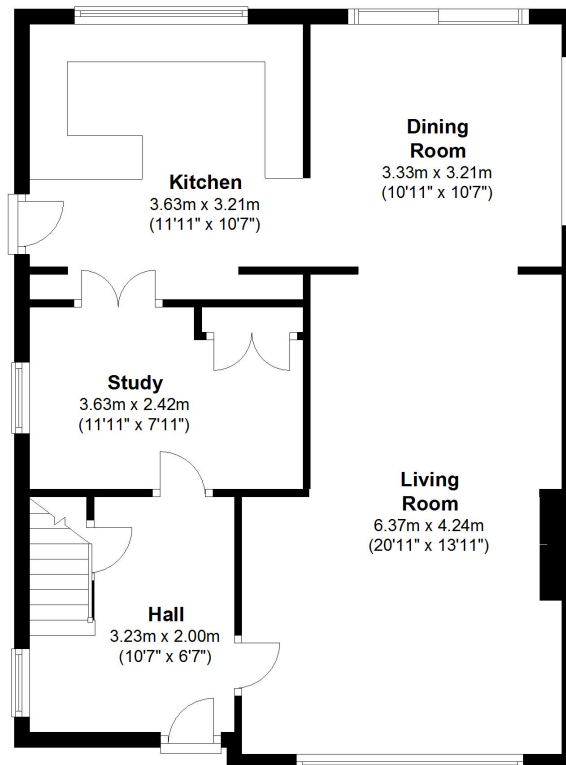
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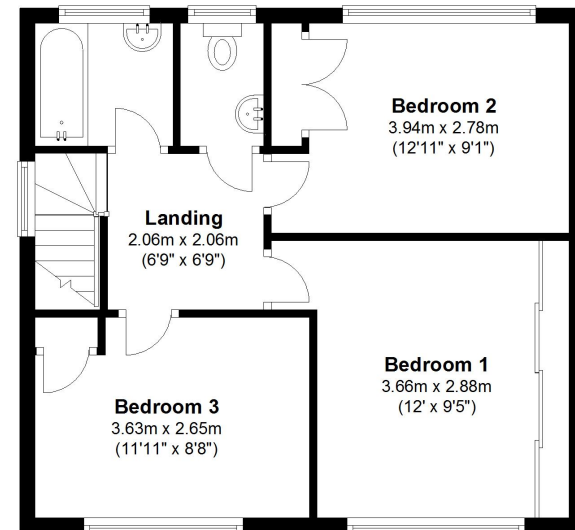
39 Saxon Way Saffron Walden



Ground Floor



First Floor



Approx gross internal floor area 114 sqm (1225 sqft)

Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.



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