



**De Bohun Court, Saffron Walden**

**Price: Freehold £500,000**

- 2 minute walk to The Common
- Extended
- Well Maintained
- Home Office
- Garage
- South Facing Rear Garden

EPC Rating: D



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 etc. which is situated at the County High School. Audley End Mainline Station is just two miles distance and the M11 access point at Stump Cross 4 miles.

This three bedroom property benefits from a wrap around extension which provides a playroom, office and utility room, well maintained and presented and so close to town this really is a must view!

#### Entrance:

Wood laminate flooring, windows to front and stairs to first floor, doors to lounge and kitchen/diner.

#### Cloakroom:

Wash basin and Low level WC, window to side.

#### Lounge:

18'2 x 10'10 Door into kitchen, door and window to rear garden.

#### Kitchen/Diner

22'2 10'8 max. A well fitted and stylish kitchen with 1 1/2 sink unit with cupboards under, a further range of base, eye level and tall units provide excellent work and storage space. Breakfast bar opening to the dining area. Built in appliances to include double oven, hob, extractor, fridge freezer, Slimline dishwasher and wine cooler, window to front and understairs storage cupboard.

#### Playroom/Family room

10'9 x 8'7 Bi-fold doors to garden, opening to:

#### Office/Study

8'8 x 6'8 Window overlooking rear garden door to:

#### Utility Room:

9'6 x 6'7 Sink with cupboards under, plumbing for washing machine and space for tumble dryer. Door into garage.

#### First Floor Landing:

Access to loft, airing cupboard.

#### Bedroom 1

12' x 10'11 Built-in cupboard with shelving and rail, window to front.

#### Bedroom 2

14 x 9'10 m. Window to rear.

#### Bedroom 3

12' x 7'6 Built in over stairs cupboard, window to front.

#### Bathroom:

White suite comprising wash hand basin, low level WC, bath with mixer taps mains fed shower over. Shaver point, extractor fan, towel radiator, tiled floor and window to rear.

#### Outside:

To the front there is hardstanding providing parking for two vehicles leading to a single garage with up and over door, power and light connected.

The rear garden is south facing and comprises of a raised patio area with two steps leading to the lawn with flower and shrub borders. Outside tap and gated side access.



1: 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: SAF100805 - 0002