



Blyth Court, Saffron Walden

Price: Freehold £465,000

- 4 bedroom town house
- 3 bathrooms
- Immaculate throughout
- Open plan living space
- Enclosed west facing garden
- Parking
- Close to schools
- No chain above

EPC Rating: C



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 is just two miles distance and the M11 access point at Stump Cross 4 miles.

Front Door to:

Living / Dining Room

24'9" x 14'7" (7.55m x 4.45m)

Stairs rising to first floor, doors to:

Conservatory:

12'10" x 9'7" (3.91m x 2.92m)

Doors to private garden.

Kitchen

10'7" x 9'1" (3.23m x 2.77m)

Comprising integrated appliances including double oven, induction hob, fridge freezer, dishwasher and washing machine. Window to front aspect.

On the first floor:

Bedroom 2:

12'3" x 9' (3.73m x 2.74m)

Built in double wardrobes, window to front aspect.

Door to:

Ensuite shower room, comprising shower cubicle, WC and washhand basin.

Bedroom 3:

11'3" x 8'2" (3.43m x 2.5m)

Window to rear.

Bedroom 4:

11'5" x 6' (3.48m x 1.83m)

Window to rear.

Family bathroom:

Comprising bath with shower over, wash hand basin and WC

Second Floor

Bedroom 1

11'9" x 14'8" max (3.58m x 4.47m max)

Twin double wardrobes, window to rear aspect.

Shower Room

Comprising shower cubicle, wash hand basin in vanity unit and WC. Storage cupboard.

Outside:

The property has a garden to the front and a west facing garden to the rear which is laid mainly to lawn with paved patio area and gate which gives access to the parking area where there is allocated parking.

Local Authority:

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

Council Tax:

Band E



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: SAF100821 - 0002



Approx gross internal floor area 135 sqm (1450 sqft)

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