



Saxon Way, Saffron Walden **Freehold**



# Key Features

5 2 B E

- Spacious family home situated on a very popular road
- Five bedrooms and two bathrooms
- Kitchen/dining room
- Good size living room
- Potential annexe

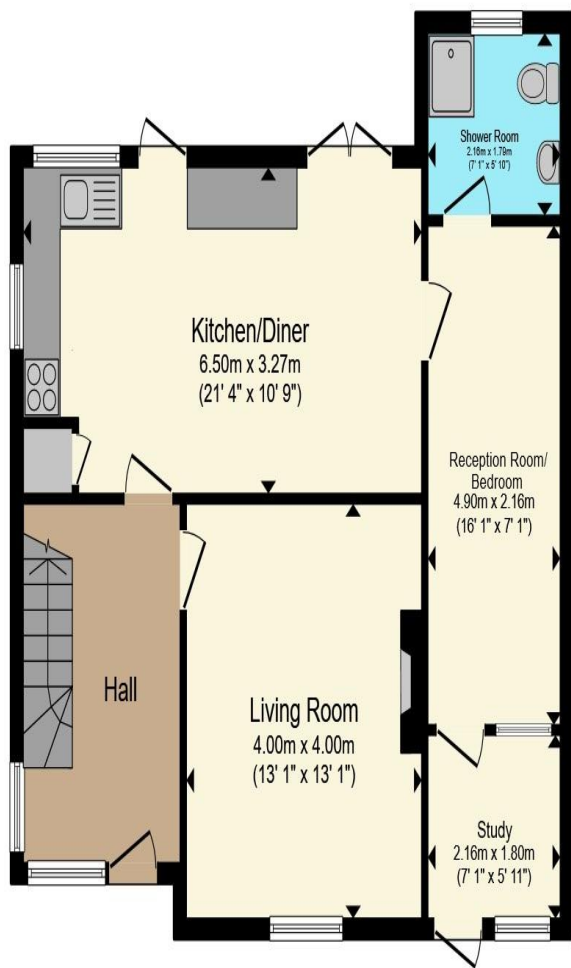
A spacious and versatile five-bedroom family home, ideally located on one of Saffron Walden's most sought-after roads, offering easy access to the town centre and the highly regarded Saffron Walden County High School.

The property provides flexible living accommodation throughout and is perfectly suited to modern family life. The ground floor features a large and welcoming entrance hallway, a generous living room with feature fireplace, and a spacious kitchen/dining room fitted with an excellent range of storage cupboards including a larder. In addition, there is potential for a self-contained annexe comprising a reception room/bedroom, bathroom and office space, ideal for multi-

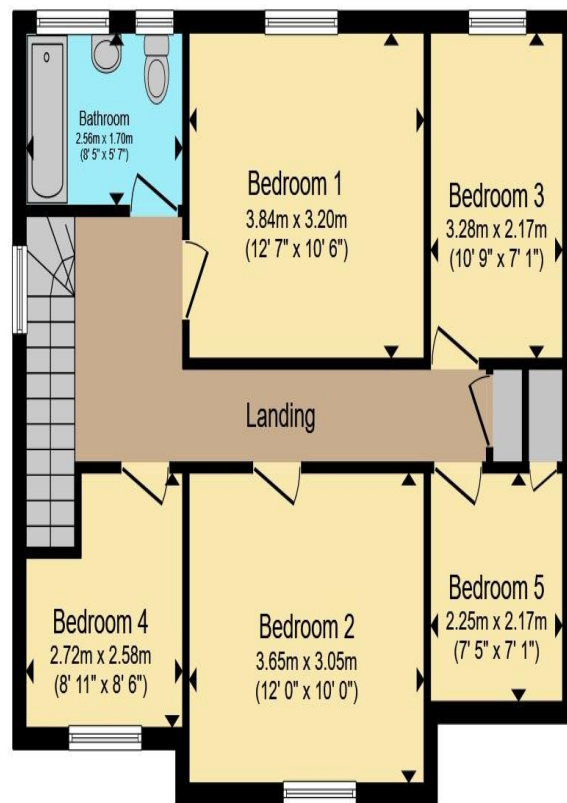


generational living, guests or home-working requirements. Upstairs, there are five well-proportioned bedrooms and a family bathroom. Outside, the property enjoys a beautiful south-west facing rear garden, fully enclosed and mainly laid to lawn with a patio seating area and attractive flint wall backing onto Audley End Park. To the front, there is driveway parking for up to four vehicles. Early viewing is highly recommended to appreciate the space, flexibility and superb location this excellent family home has to offer. 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





**Ground Floor**



**First Floor**

Total floor area 127.3 sq.m. (1,370 sq.ft.) approx

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

Agents note- Solar panels owned by vendor.

Entrance Hall

Living Room  
4.00m x 4.00m  
13'1" x 13'1"

Kitchen/Diner  
6.50m x 3.27m  
21'4" x 10'9"

Reception Room  
4.90m x 2.16m  
16'1" x 7'1"

Shower Room

Utility Room

Landing  
Airing cupboard and access to partly boarded loft.

Bedroom One  
3.84m x 3.20m

To view this property call Kevin Henry on:  
01799 513632

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 01799 513632

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