



Winstanley Road, Saffron Walden £450,000 **Freehold**



# Key Features



- Well presented three-bedroom home
- Separate living room and dining room
- Kitchen/breakfast room
- Modern shower room
- Rear garden with lawn and patio area

The property has been thoughtfully extended to the rear, creating a spacious dining room that complements the generous living room and modern kitchen/breakfast room, providing an ideal layout for both family living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom featuring a stylish walk-in shower. Externally, the property benefits from a lovely private rear garden with a lawn and patio area, perfect for outdoor dining and relaxation. Side access leads to the front, where there is a garage and ample driveway parking.

This attractive home offers comfortable, modern living in a move-in-ready condition



and is sure to appeal to a wide range of buyers.

An early viewing is highly recommended! 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 Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Hallway

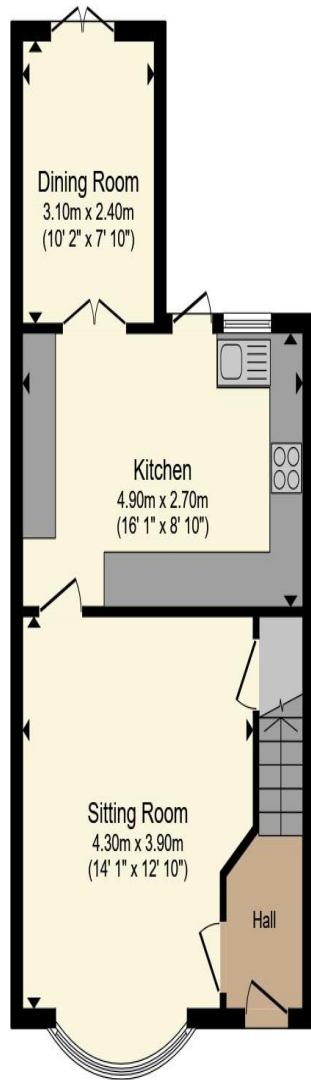
Living Room

4.30m max x 3.90m max  
14'1" max x 12'10" max

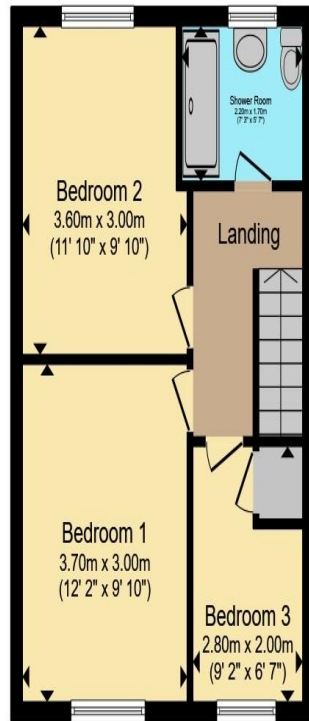
Dining Room

3.10m x 2.40m





**Ground Floor**



**First Floor**



**Garage**

Total floor area 98.4 sq.m. (1,059 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](http://www.propertybox.io)



10'2" x 7'10"

Kitchen  
4.90m x 2.70m  
16'1" x 8'10"

Landing  
Access to partly boarded loft with pull down ladder.

Bedroom One  
3.70m x 3.00m  
12'2" x 9'10"

Bedroom Two  
3.60m max x 3.00m max  
11'10" max x 9'10" max

Bedroom Three  
2.80m max x 2.00m max  
9'2" max x 6'7" max

Bathroom  
With walk in shower.

Garden  
Private rear garden with lawn and patio areas and two sheds. Side access to front.

Garage

To view this property call Kevin Henry on:  
01799 513632

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