



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



# Key Features



- Three-bedroom semi-detached house
- Beautifully presented
- Recently extended and improved
- Large living room and separate office
- Modern open plan kitchen/diner

The current owners have significantly enhanced this beautiful family home with thoughtfully designed front and rear extensions, creating a dedicated home office and a stunning open-plan kitchen/dining area that forms the heart of the property.

This exceptional three-bedroom home offers spacious and well-presented accommodation throughout. The welcoming living room flows seamlessly into the impressive kitchen/diner, providing the perfect space for both everyday family life and entertaining, while the separate office offers an ideal work-from-home environment.

Upstairs, there are three generously sized bedrooms, all beautifully presented, along with a modern family bathroom.

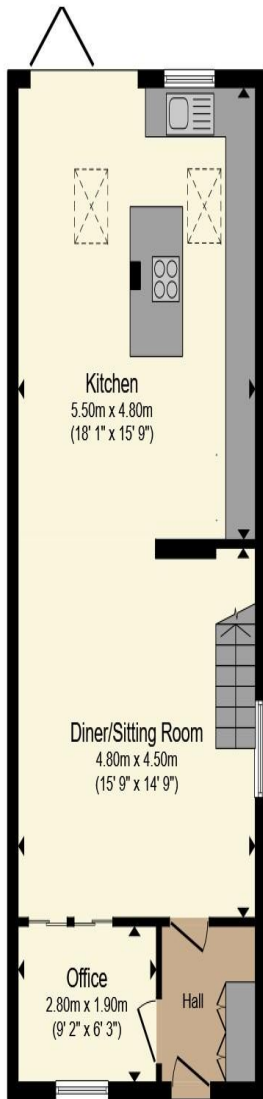


Outside, the property enjoys a private west-facing rear garden featuring a lawn and patio area, ideal for relaxing and enjoying the afternoon and evening sun. To the front, there are two driveway parking spaces, while a garage located en bloc provides additional storage and a further parking space.

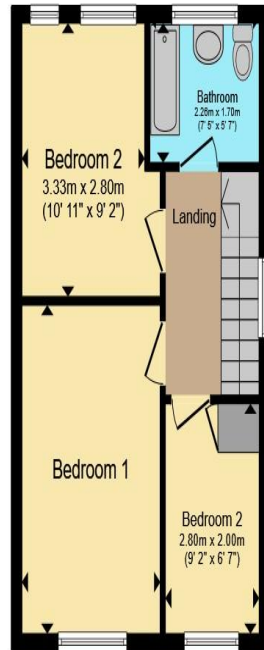
Situated in a quiet cul-de-sac close to a range of local amenities, schools and transport links, this is a truly special home that is ready to move straight into and enjoy.

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





**Ground Floor**



**First Floor**

Total floor area 93.7 sq.m. (1,009 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)



the M11 access point at Stump Cross 4 miles.

Hallway  
Storage cupboard.

Office  
2.80m x 1.90m  
9'2" x 6'3"

Sitting Room  
4.80m max x 4.50m max  
15'9" max x 14'9" max

Kitchen/Diner  
5.50m x 4.80m  
18'1" x 15'9"

Landing  
Access to boarded loft.

Bedroom One  
3.90m x 2.80m  
12'10" x 9'2"

Bedroom Two  
3.33m x 2.80m  
10'11" x 9'2"

Bedroom Three

To view this property call Kevin Henry on:  
01799 513632

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