



Ross Close, Saffron Walden £400,000 **Freehold**

# Key Features



- Three-bedroom semi-detached house
- Well presented throughout
- Offered with no upward chain
- Large lounge/diner
- Well-equipped kitchen

A well-presented three-bedroom semi-detached family home, offered for sale with no upward chain, providing an excellent opportunity for buyers seeking a straightforward move.

Decorated and maintained to a good standard throughout, the property features a spacious and bright lounge/dining room with French doors opening onto the private rear garden, creating an ideal space for both everyday living and entertaining. The well-equipped kitchen/breakfast room offers ample storage and workspace.

To the first floor are three generously sized bedrooms and a family bathroom. Outside, the property enjoys a delightful south-west facing rear garden, benefitting



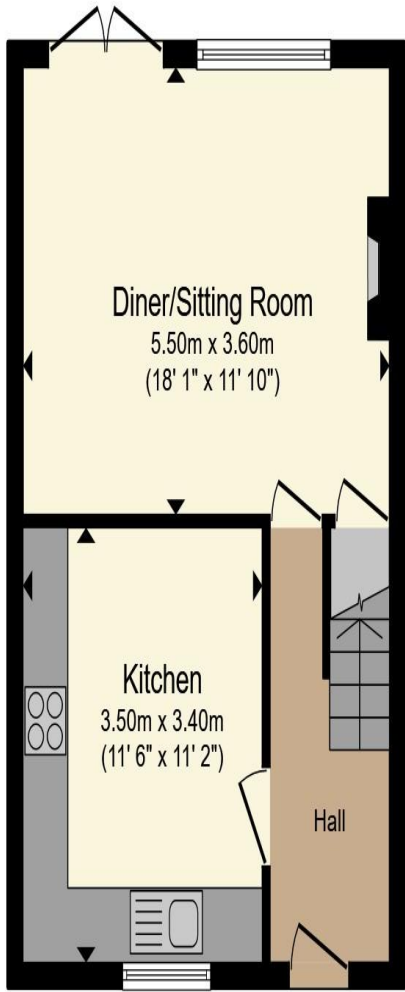
from plenty of sunshine and featuring both lawn and patio areas, perfect for relaxing or outdoor dining. To the front, there is off-road parking for two vehicles, while a garage located to the rear provides additional storage or parking.

An excellent family home in good condition throughout, early viewing is highly recommended.

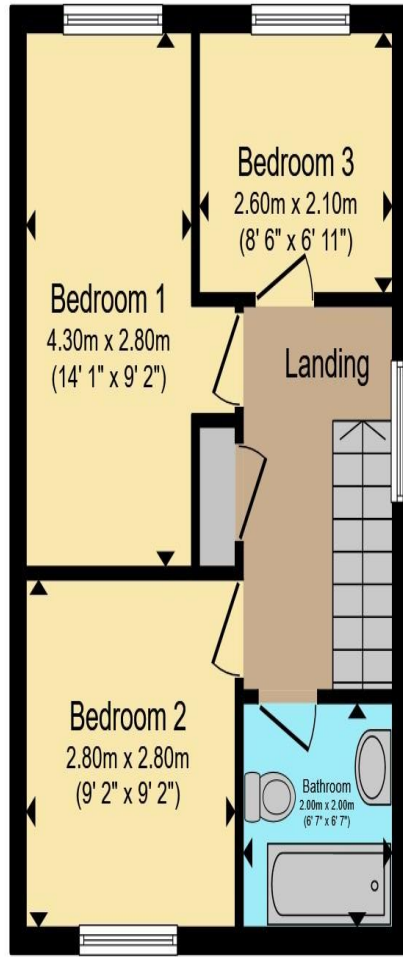
Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and 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.

AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek

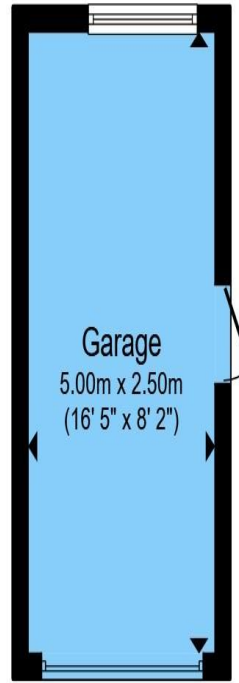




**Ground Floor**



**First Floor**



**Garage**

Total floor area 83.0 sq.m. (894 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)



an update from the branch with regards to the potential timeframes involved.

Hallway

Kitchen  
3.50m x 3.40m  
11'6" x 11'2"

Lounge/Diner  
5.50m x 3.60m  
18'1" x 11'10"

Landing  
Loft access.

Bedroom One  
4.30m x 2.80m  
14'1" x 9'2"

Bedroom Two  
2.80m x 2.80m  
9'2" x 9'2"

Bedroom Three  
2.60m x 2.10m  
8'6" x 6'11"

Bathroom

Garden

Southwest facing rear garden with patio and

To view this property call Kevin Henry on:  
01799 513632

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