



Rylstone Way, Saffron Walden £395,000 **Freehold**

Key Features

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- Three-bedroom home - OFFERED CHAIN FREE
- Semi-detached
- Two reception rooms
- Potential to extend and improve STP
- Southwest facing garden

A three-bedroom semi-detached house situated in a highly sought-after area of town, offered to the market chain free. While the property would benefit from modernisation, it presents an excellent opportunity for buyers to update and extend (subject to the necessary planning permissions), creating a fantastic family home tailored to their needs. The ground floor comprises two spacious reception rooms and a kitchen, providing flexible living space. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom and a separate WC. Externally, the property boasts a south-west facing rear garden, mainly laid to lawn with a patio area-ideal for outdoor dining and



entertaining. The garden also offers access to a garage and workshop. To the front, there is off-road parking.

This is a property full of potential, perfect for those looking to put their own stamp on a home in a desirable location.

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.

ROOMS:

Hallway

Understairs storage cupboard

Living Room

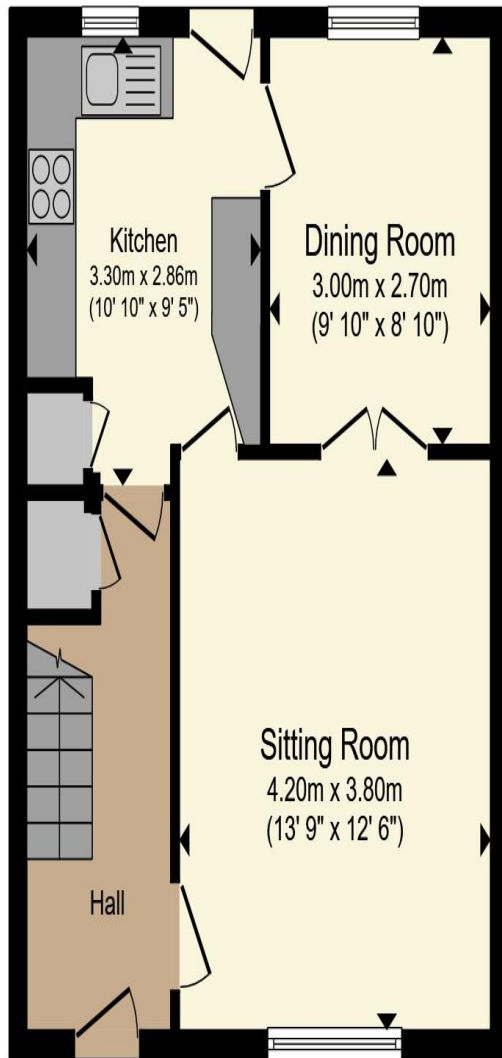
4.20m x 3.80m

13'9" x 12'6"

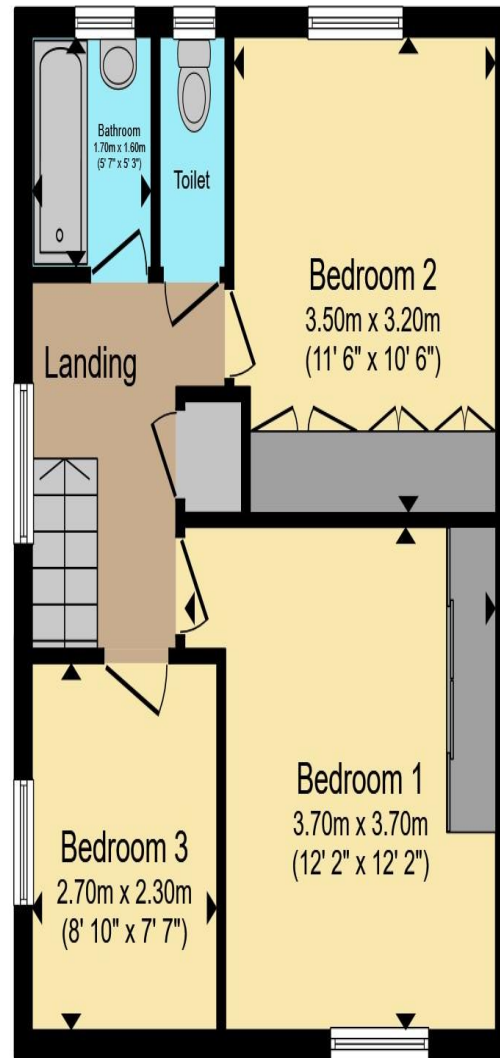
Dining Room

3.00m x 2.70m





Ground Floor



First Floor

Total floor area 82.7 sq.m. (890 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



9'10" x 8'10"

Kitchen
3.30m x 2.86m
10'10" x 9'5"

Landing
Access to partly boarded loft and storage cupboard.

Bedroom One
3.70m max x 3.70m max
12'2" max x 12'2" max
Including built in wardrobes.

Bedroom Two
3.50m x 3.20m
11'6" x 10'6"
Including built in wardrobes.

Bedroom Three
2.70m x 2.30m
8'10" x 7'7"

Bathroom
Garden
Southwest facing rear garden with patio and lawn area and access to garage.

Garage

Workshop
Front
Driveway parking.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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