



Shepherds Way, Saffron Walden £450,000 **Freehold**

KH Kevin
Henry

Key Features

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- Three double bedroom house
- Modern open plan kitchen/diner
- New bathroom
- Large living room with open fireplace
- Downstairs cloakroom

A well-presented and generously proportioned three-bedroom family home, situated on a popular residential street within easy reach of the town centre.

The accommodation comprises a spacious living room featuring a charming open fireplace, creating a warm and welcoming focal point. To the rear, the impressive open-plan kitchen/dining room is well presented and provides the perfect space for entertaining guests or enjoying family gatherings. A convenient downstairs cloakroom and utility room completes the ground floor.

The first floor offers three well-sized double bedrooms along with a recently installed, stylish family bathroom finished to a high

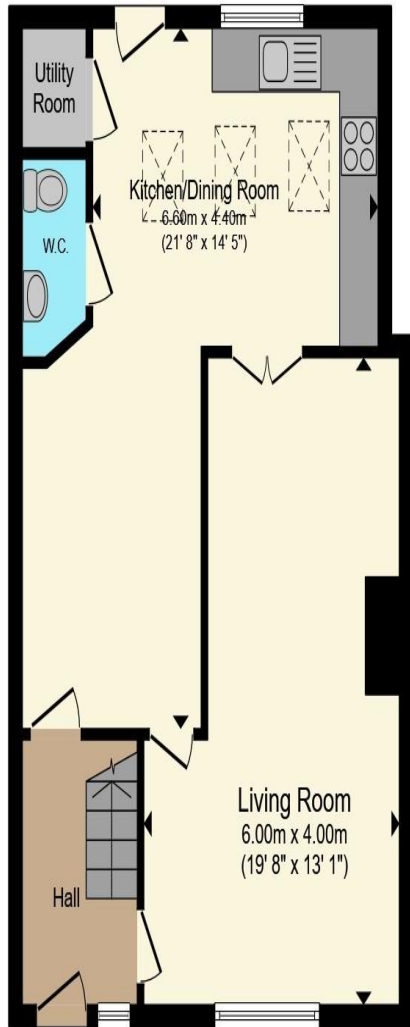


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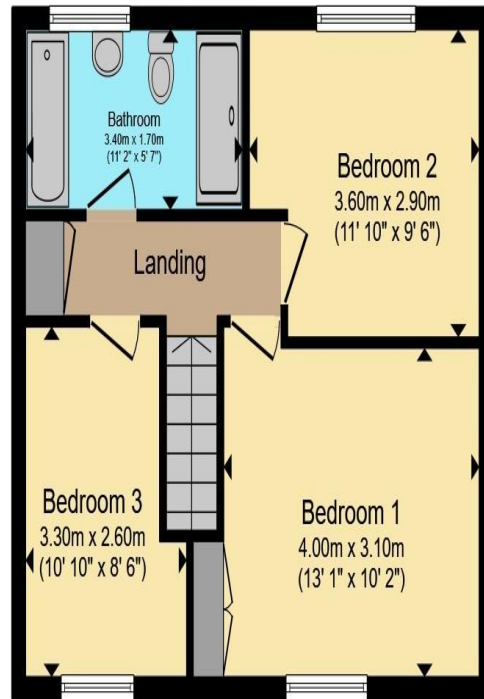
Outside, the property benefits from a superb west-facing rear garden with a patio area and lawn, ideal for relaxing and outdoor entertaining. A fully insulated garden office is positioned at the rear, complete with power, lighting and broadband, making it perfect for home working or a variety of additional uses. To the front, there is driveway parking. This is a fantastic family home offering spacious accommodation throughout and represents an ideal purchase for a wide range of buyers. 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

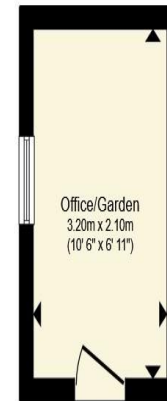




Ground Floor



First Floor



Outbuilding

Total floor area 103.5 sq.m. (1,114 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



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

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway
Under-stair storage cupboard

Living Room
6.00m max x 4.00m max
19'8" max x 13'1" max

Dining Area
3.44m x 2.83m
11'5" x 9'4"

Kitchen Area
4.84m x 3.32
15'1" x 10'10"

Downstairs Cloakroom

Landing

To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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