



Rylstone Way, Saffron Walden £550,000 **Freehold**

KH Kevin
Henry

Key Features

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- Five-bedroom house
- Large living area and dining area
- Utility Room and downstairs cloakroom
- Four double bedrooms and good size single
- West facing private rear garden

This is a great opportunity to purchase this spacious family home that offers five good size bedrooms alongside exceptional living space. The large, welcoming hallway leads onto the lounge area and substantial dining area with entrance to the well-equipped kitchen.

Downstairs further benefits from a Utility Room and downstairs cloakroom. Upstairs are the five bedrooms and family bathroom plus there is access to the fully boarded loft.

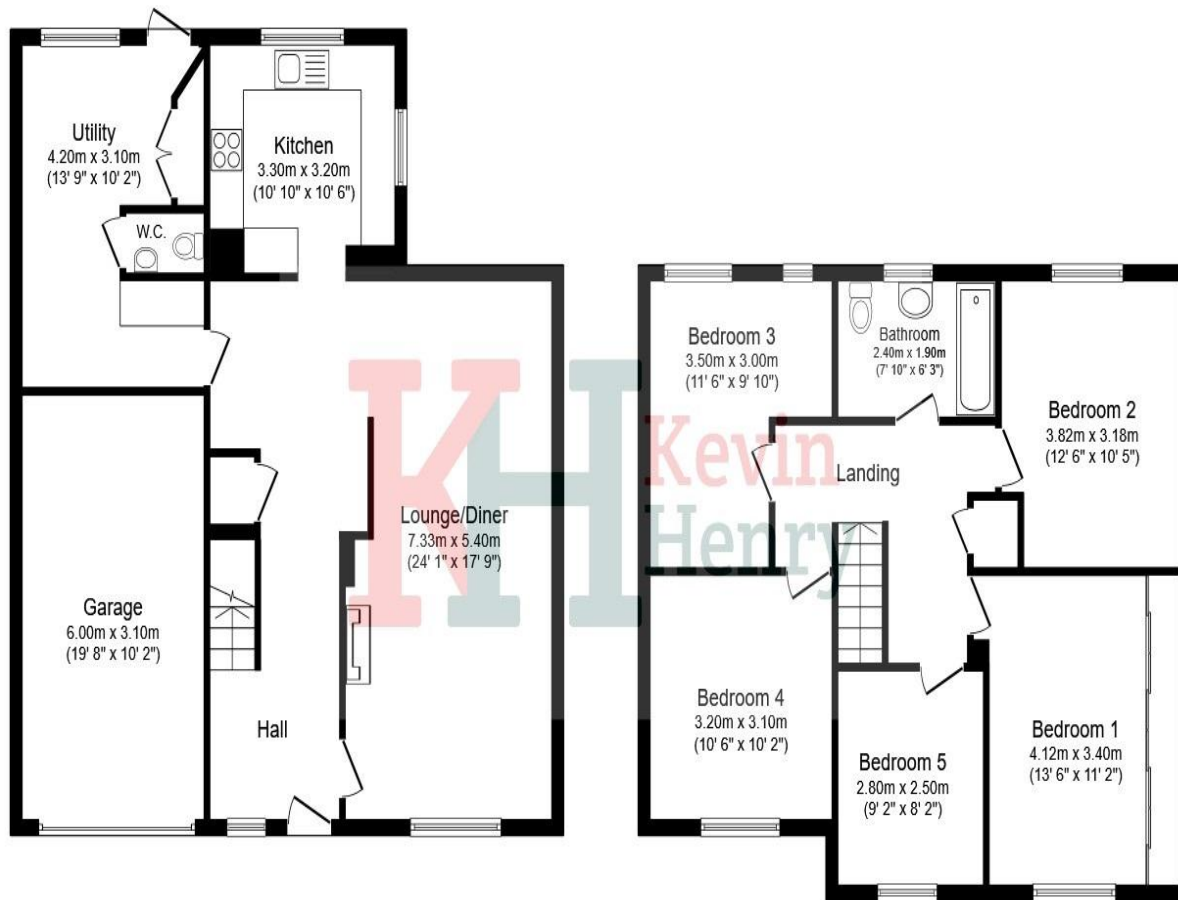
To the rear is the fabulous private west facing rear garden with lawn and patio area whilst there is a further lawn area to the front with ample parking space and access to the garage.



This is a property that is definitely worth putting on your 'ones to view list'! 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.

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.





Ground Floor

First Floor

Hallway
Under-stair storage cupboard.

Lounge Area
7.33m x 3.04m
24'1 x 10'8

Dining Area
3.04 x 3.03
10'8" x 10'2"

Utility Room
4.20m x 3.10m
13'9" x 10'2"

Downstairs Cloakroom

Landing
Storage cupboard and access to fully boarded loft.

Bedroom One
4.12m x 3.40m
13'6" x 11'2"
Built in wardrobes.

Bedroom Two
3.82m x 3.18m
12'6" x 10'5"

Selling your property?

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 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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