



St. Johns Close, Saffron Walden

Price: Freehold £690,000

- Four bedrooms
- Walking distance of town centre
- Fabulous accommodation
- Quiet residential area
- Further potential
- Solar panels
- Integral garage and off road parking

EPC Rating: Awaited



Accommodation comprising entrance hall, spacious lounge, dining room, fitted kitchen, downstairs shower room and WC, four/five bedrooms, family bathroom, integral garage, driveway with parking for several cars, solar panels and a good sized garden to the rear.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities and is just two miles from Audley End mainline railway station and four miles from the M11 access point at Stump Cross.

Entrance Porch:

Double glazed door with further door to:

Entrance Hall:

13'5" x 6'9" (4.08m x 2.05m)

Stairs rising to first floor, understairs storage and doors to all ground floor accommodation.

Lounge:

26'7 max x 16' max. (8.10m max. x 4.87m max.)

Partial vaulted roof to the rear with patio doors to the rear garden, large window to side aspect and further large window to front aspect.

Dining Room:

12'4" x 9'9" (3.75m x 2.97m)

Window to rear and patio doors opening to rear garden.

Kitchen/Breakfast Room:

12'9" x 12'0" (3.93m x 3.65m)

A range of fitted units providing ample work and storage space, built in NEFF electric oven, NEFF gas hob with extractor unit over, built in dishwasher and washing machine, space for fridge freezer, water softener, window to rear and door to:

Inner Hall:

9'2 x 3'3 (2.79m x 0.99m)

Door to rear garden and doors to garage, storage cupboard and:

Shower Room:

8'27 x 3'1 (3.12m x 0.93m)

Shower cubicle, low level WC, handbasin and obscure window to side aspect.

First Floor landing:

Access to loft space and airing cupboard.

Bedroom 1:

14'2 x 12'4 (4.31m x 3.75m)

Window to front aspect with two double built in wardrobes.

Bedroom 2:

11'8 x 11'7 (3.55m x 3.53m)

Window to rear aspect and built in wardrobe.

Bedroom 3:

10'6 x 7'7 max. (3.20m x 2.31 max.)

Window to front aspect and built in wardrobe.

Bedroom 4:

9'2 x 8'6 max. (2.79m x 2.59m max.)

Window to front aspect and built in wardrobe.

Bedroom 5:

7'7 max. x 7' max. (2.31m max. x 2.13m max.)

Window to rear.

Family Bathroom:

Modern suite comprising low level WC, wash hand basin, panelled bath with shower over, part- tiled walls with obscure window to rear.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF100951 - 0002

Outside:

To the front is a large block paved driveway for several cars leading to a single integral garage with up and over door, power and light connected.

To the rear is a fantastic garden which is laid mainly to lawn with mature trees, flower and shrub borders, with allotment area and greenhouse. There is a block paved patio area and gated side access.

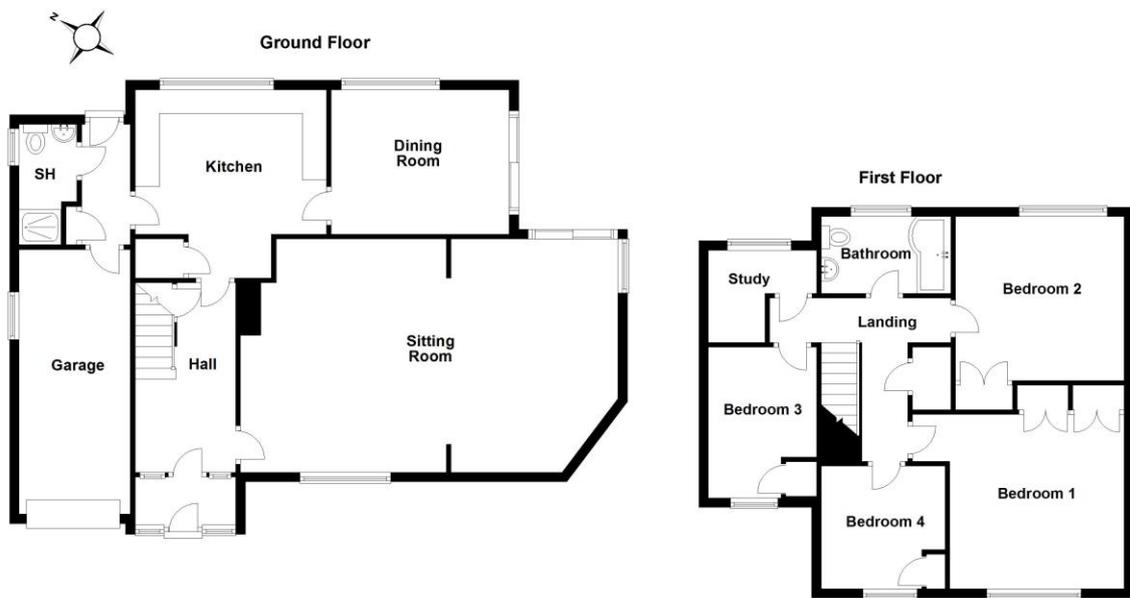


Local Authority:

For further information on the local area and services, log onto www.uttlesford.gov.uk

Council Tax:

Band F.



Approx gross internal floor area 146 sqm (1575 sqft)

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