



Hill Top Lane, Saffron Walden
£325,000 Leasehold

KH Kevin
Henry

Key Features

 2  1  D  B



125 Years remaining as of 24 Jun 1999

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Immaculately presented two bedroom ground floor maisonette
- Excellent living space
- Chain free
- Spacious lounge/diner
- Modern kitchen/breakfast room

A beautifully presented two bedroom maisonette offering an exceptional amount of space, with a particularly bright and welcoming feel throughout. Presented in excellent condition and ready to move straight into, this impressive home would



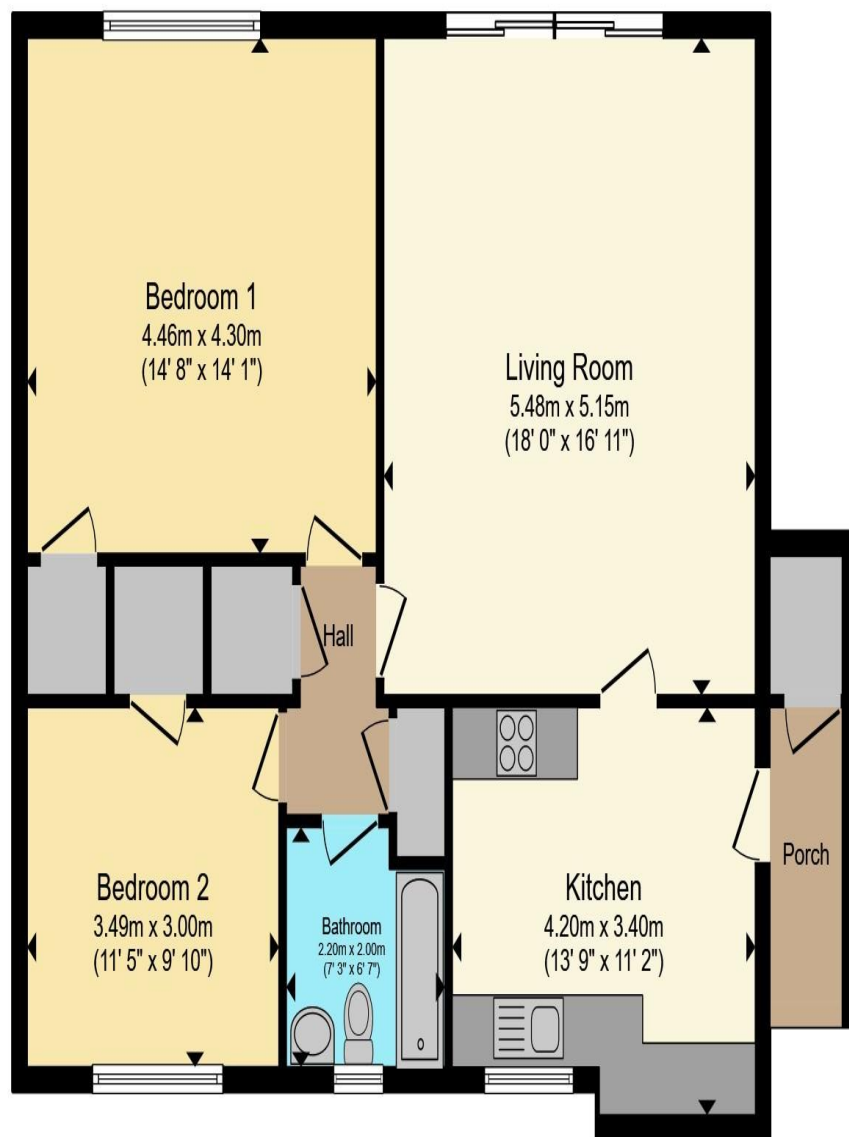
make an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

The property is approached via a useful entrance porch, which leads directly into the modern and well-equipped kitchen/breakfast room. Featuring a good range of fitted units and work surfaces, there is also ample space for a breakfast table, making this a practical and sociable room.

The accommodation then leads through to a superbly proportioned lounge/diner. This is a fantastic room, enjoying plenty of natural light and offering generous space for both comfortable seating and dining. Doors open directly onto the private rear garden, creating a lovely connection between the indoor and outdoor living spaces.

There are two excellent double bedrooms, with the principal bedroom being particularly impressive in size. Both bedrooms benefit from built-in cupboard space, while the inner hallway provides further excellent storage. A modern bathroom completes the accommodation. Outside, the property enjoys a good-sized private garden, laid mainly to lawn with a





Total floor area 91.9 sq.m. (989 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



patio area providing an ideal setting for outdoor dining, entertaining or simply relaxing.

Offered chain free, this is a superb opportunity to acquire a spacious, stylish and exceptionally well-presented home that is ready to move straight into and would suit a wide range of buyers.

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

To view this property call Kevin Henry on: 01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

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

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: SAF103658 - 0002

