



Winstanley Road, Saffron Walden **Freehold**

# Key Features



- Four bedroom detached house
- Well presented throughout
- Spacious lounge plus dining area
- Well equipped kitchen
- Downstairs cloakroom

An excellent opportunity to acquire this spacious four bedroom detached family home, offering well-proportioned accommodation and an ideal layout for modern family living.

The hallway leads through to a generous sitting room, which flows naturally into a separate dining area featuring double doors opening onto the rear garden, creating a lovely space for both everyday living and entertaining. The dining room also provides access to a good-sized, well-equipped kitchen, while a convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, all served by a

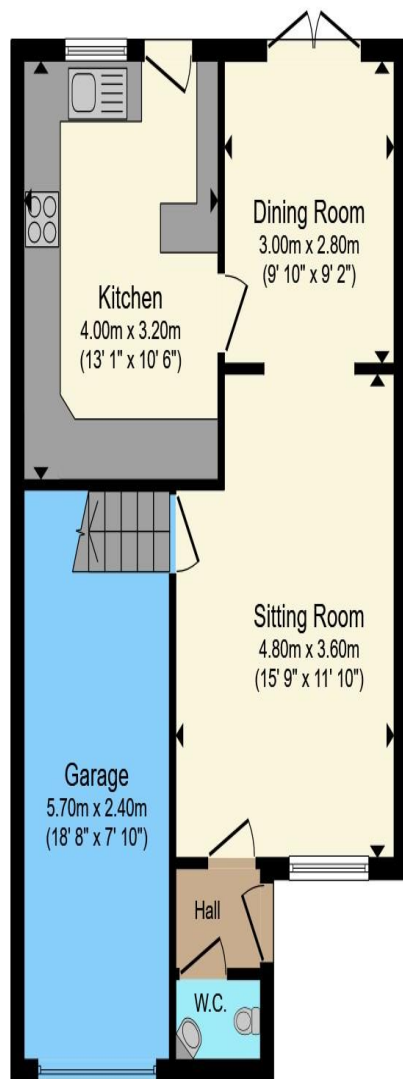


family bathroom.

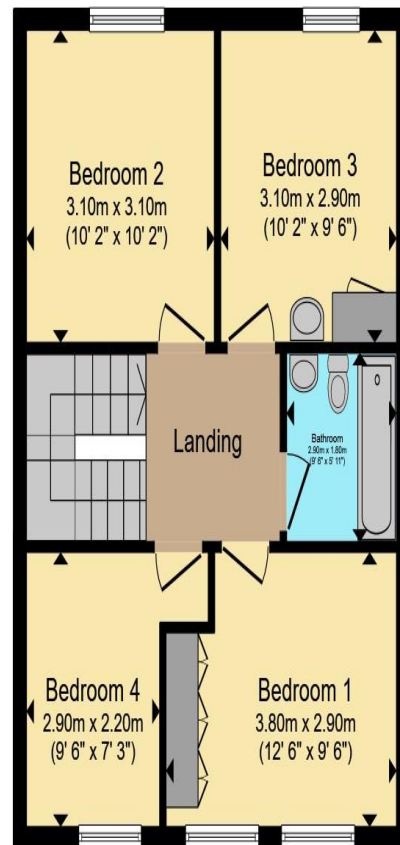
Outside, the attractive rear garden features a combination of decking and lawn, providing an ideal setting for outdoor dining, relaxation and family enjoyment. To the front, the property benefits from a garage and driveway parking.

A fantastic opportunity to secure a spacious detached family home with excellent potential to make it your own. 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.





**Ground Floor**



**First Floor**

Total floor area 104.2 sq.m. (1,121 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](http://www.propertybox.io)



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.

To view this property call Kevin Henry on: 01799 513632

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