



PRESTIGE & VILLAGE

UK's finest properties



NEWPORT ROAD, SAFFRON WALDEN, CB11 4BS

Guide Price £750,000 to £775,000

Spacious, versatile, extended and much improved four bedroom family home. This 1930's property has been thoughtfully extended to create a great property for the growing family within easy walking distance of the Saffron Walden County High School, Primary Schools and the town centre. Extended and much improved by the current owners the property now offers the following accommodation: Entrance hall, stairs to first floor, living room, open plan kitchen with walnut units, Corian worktops and central island, TV area and dining area with doors to rear patio'd entertaining area, utility room and WC. On the first floor: Three bedrooms and two bathrooms plus nursery/dressing room, on the second floor is bedroom one offering views across the town. Together with parking for 2/3 vehicles and a garage, a rear garden which is South East facing, this is one not to miss!

Saffron Walden is an historic market town which offers an comprehensive range of shops, schools, social and sporting facilities. The Golf Course and Sports Centre are located within walking distance of the town centre. Junction 8 on the M11 offers a fast route to London to the South and Junction 9 to the North of Saffron Walden offers access to Cambridge. Train services to London's Liverpool Street station operate from Audley End Station which is approximately 2 miles to the West.

OFFERS IN EXCESS OF £750,000

NEWPORT ROAD

, SAFFRON WALDEN, CB11 4BS



- Extended and Much improved
- Close to Schools and Town Centre
- Separate Living Room
- South East Facing Garden
- 4 Bedrooms plus Dressing Room
- Gas C/H and Double Glazed
- Utility Room
- Huge Open Plan Kitchen/Dining/Family Room
- Fitted Crown Imperial Kitchen with Corian Worktops
- Garage Plus Parking for 2 Cars

Entrance Hall	garage.
Living Room	Rear gardens approximately
Kitchen/Family/Dining Room	65/70ft in length with patio area,
Utility Room	lawned area and deck area with
Bedroom 2	pergola. South East orientation
Bedroom 3	providing a high degree of privacy.
Bedroom 4	
Dressing Room/Nursery Room	
Family bathroom and Shower Room	
Family Bathroom	
Bedroom 1	
Outside	
Driveway which provides parking for two vehicles leading to single	



Directions

Band



FLOOR PLAN

15 Newport Road, Saffron Walden

Total Area: 167.3 m² ... 1801 ft² (excluding eaves storage, garage)



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