



Old Mill Road, Saffron Walden £450,000 **Freehold**

Key Features



- Three-bedroom semi-detached house
- Very well presented
- Modern open plan kitchen/diner
- Lounge with fire place
- Stylish bathroom

Situated in a popular and well-connected part of town, just a short distance from the town centre, this beautifully presented three-bedroom home offers comfort, space, and convenience-perfect for family living.

Step inside to a welcoming lounge complete with a charming fireplace, ideal for cosy evenings. The stylish kitchen diner is generously sized, providing a perfect space for everyday family meals or entertaining guests. It also benefits from quartz worktop and high end kitchen appliances including separate full size fridge and freezer.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all designed with both comfort and practicality in mind.

Outside, the property boasts a landscaped garden, ideal for relaxing or playtime with the kids. A driveway and garage offer ample parking and storage solutions.

This is a fantastic opportunity to secure a **spacious and stylish home** in a highly desirable area-early viewing is recommended.



An early viewing is highly recommended!
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.

Hallway

Lounge
4.71m x 3.80m
15'5" x 12'6"

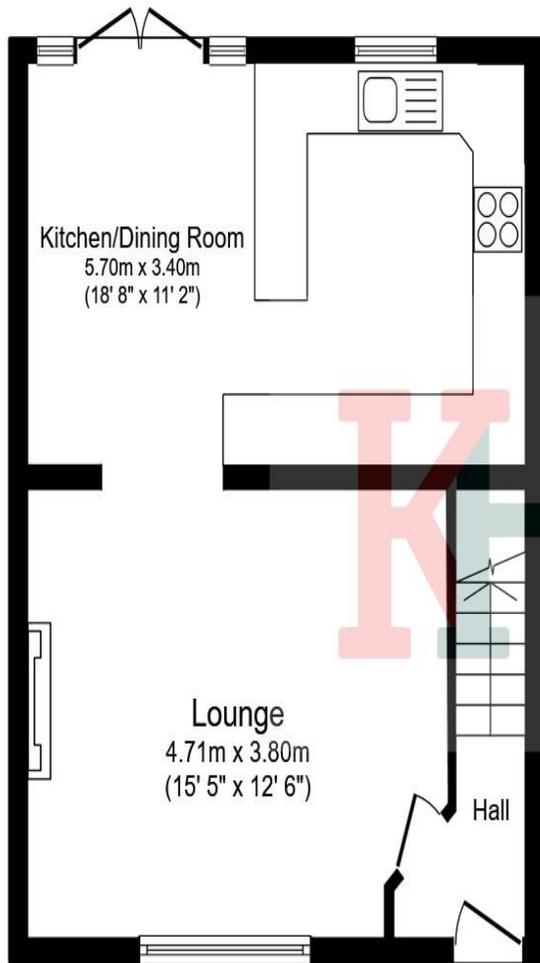
Kitchen/Diner
5.70m x 3.40m
18'8" x 11'2"

Landing
Access to partly boarded loft via pull down ladder.

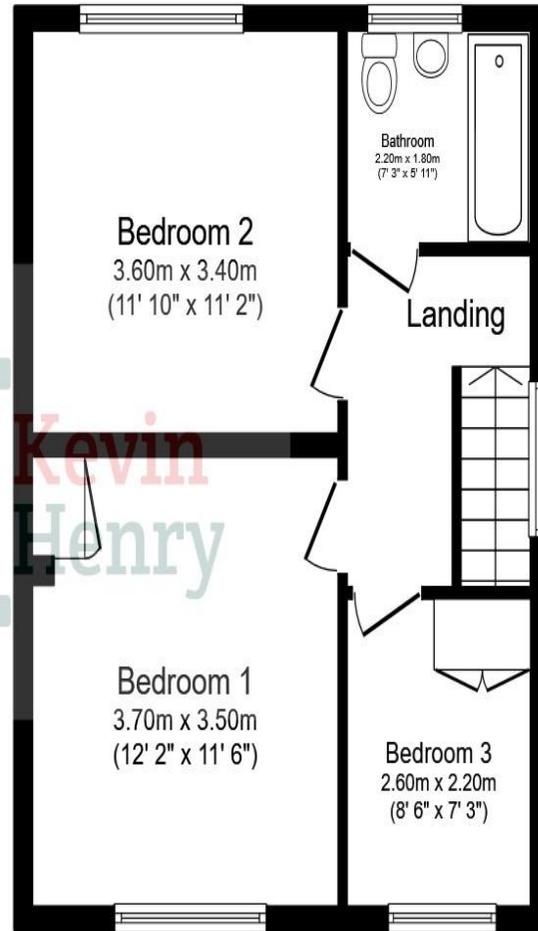
Bedroom One
3.70m x 3.50m
12'2" x 11'6"

Bedroom Two
3.60m x 3.40m





Ground Floor



First Floor

11'10" x 11'2"

Bedroom Three
2.60m x 2.20m
8'6" x 7'3"

Bathroom
Garden

Private landscaped garden with side access to the front.

Front
Lawn to front and driveway parking leading to garage.

Agents Notes: The property has recently been rewired throughout, had a new boiler plus radiators and pipework.

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.focalagent.com

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