



Ross Close, Saffron Walden £450,000 **Freehold**



Key Features



- Very well presented family home
- Four bedrooms
- Spacious living room
- Open plan kitchen/diner
- Further reception room - ideal as office or play room

This excellent four-bedroom family home is beautifully presented throughout and offers spacious, versatile accommodation arranged over three floors.

The ground floor features a generous and light-filled living room, flowing seamlessly into a modern kitchen/diner - perfect for family life and entertaining. A door from the kitchen provides access to a practical utility room. The original garage has been thoughtfully converted to create an additional reception room, ideal as a home office or playroom.

On the first floor, there are three well-proportioned bedrooms and a family bathroom. Stairs lead to the impressive main bedroom suite on the second floor, complete with a WC and wash hand basin, offering a private and peaceful retreat.

Externally, the property benefits from a good-



sized south-east facing rear garden, ideal for enjoying the sun. To the front, there is driveway parking and access to the remaining garage storage. Situated in a highly sought-after area of town, the home is conveniently located close to local schools, shops, and amenities - making it an ideal choice for families. 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

Living Room

4.30m max x 4.17m max
14'1" max x 13'8" max

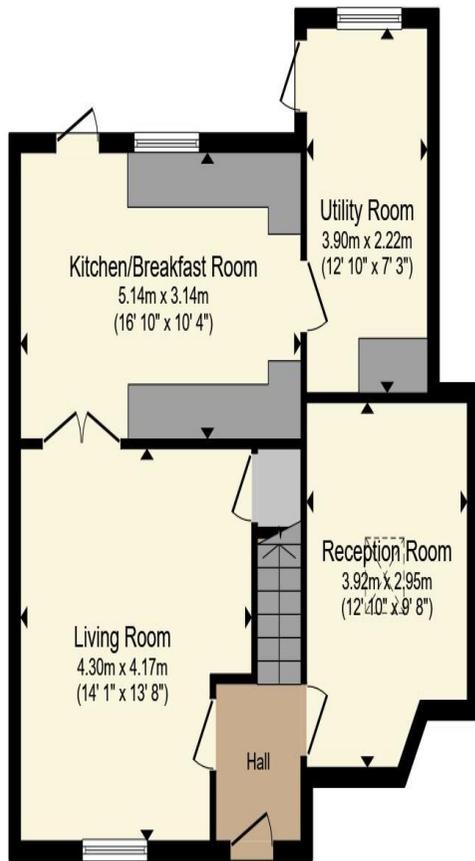
Kitchen/Diner

5.14m x 3.14m
16'10" x 10'4"

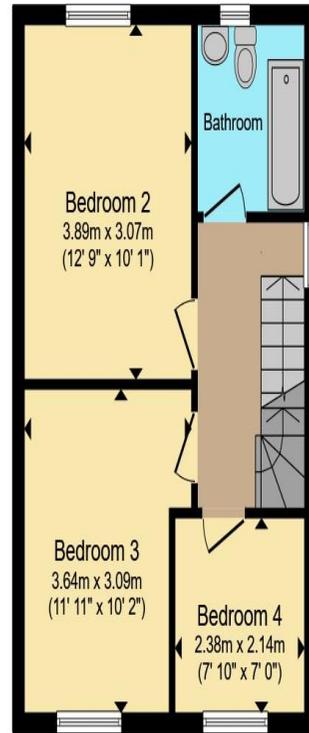
Reception Room

3.92m max x 2.95m max
12'10" max x 9'8" max

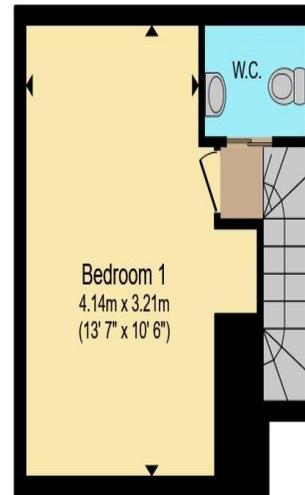




Ground Floor



First Floor



Second Floor

Utility Room
3.90m x 2.22m
12'10" x 7'3"

First Floor Landing

Bedroom Two
3.89m x 3.07m
12'9" x 10'1"

Bedroom Three
3.64m max x 3.09m max
11'11" max x 10'2" max

Bedroom Four
2.38m x 2.14m
7'10" x 7'0"

Bathroom

Second Floor Landing

Bedroom One
4.14m x 3.21m
13'7" x 10'6"

Cloakroom
WC and handbasin.

Garden
South East facing, private fully enclosed rear garden with patio and lawn.

Front
Driveway parking and part garage for storage.

Total floor area 123.0 sq.m. (1,324 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



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