

3 bedroom terraced house for sale, Mannings Close, Saffron Walden, Essex CB11 (26



Location **London, London**
<https://www.freedasz.co.uk/x-161931-z>

An immaculate and spacious 3 bedroom family home in highly sought after cul-de-sac A CREDIT TO THE OWNERS! The property has been greatly improved and carefully maintained by the present owners, boasting a refitted kitchen and bathroom, gas central heating, replacement double-glazing, a brick paved drive with parking for three cars and a beautiful landscaped rear garden. It is in excellent order throughout and is located in a very desirable and much sought after quiet cul-de-sac. The property has an integral garage, which a number of people in the close have converted into further accommodation. The property is conveniently situated within easy walking distance of local shops and schools, including the highly regarded Katherine Semar School, Lord Butler Leisure Centre and bus into the town. 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. Audley End mainline station is two miles distant and the M11 access point at Stump Cross 4 miles. REPLACEMENT DOUBLE-GLAZED DOOR To: ENTRANCE LOBBY: Leading to: DINING ROOM: 12' x 10'4" (3.66m x 3.15m). Radiator. Leading to: LIVING ROOM: 16'3" x 11'3" (4.95m x 3.43m). With built-in cupboard, stairs to first floor, radiator, TV aerial point, sliding double-glazed patio doors to rear garden. KITCHEN: 11'2" x 6'10" (3.4m x 2.08m). Refitted with an excellent range of base and eye-level units providing ample worksurfaces with tiled splashbacks, built-in fridge freezer and dishwasher, plumbing for automatic washing machine, electric cooker point with extractor hood over, large pantry cupboard, gas-fired boiler providing hot water for central heating and domestic usage, single drainer ceramic sink, replacement double-glazed door to rear garden. ON THE FIRST FLOOR: LANDING: Access to loft. BEDROOM 1: 13'2" x 11'2" (4.01m x 3.4m). With an excellent range of quality fitted wardrobes to one wall with sliding doors, radiator. BEDROOM 2: 11'3" x 10'2" (3.43m x 3.1m). Radiator. BEDROOM 3: 10' (3.05m) x 8' (2.44m) narrowing to 6'11" (2.1m). Radiator, built-in airing cupboard. BATHROOM: Refitted, comprising panelled bath with shower screen and shower over, wash basin and low-level WC in fitted furniture, radiator / towel rail, tiled walls and floor. OUTSIDE: There is a brick paved drive with parking for up to 3 cars leading to the integral garage with up-and-over-door and light and power. The rear garden is a feature of the property, being of a good size and beautifully landscaped with a patio area, decked area with feature lighting, water feature and barbecue and is laid mainly to lawn with an array of shrubs etc. AGENT'S NOTE: Many people have converted the integral garage into further accommodation. SERVICES: All mains services are connected. LOCAL AUTHORITY: For further information on the local area and services, log onto COUNCIL TAX: Band C - 1, 399, 07 per.

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