



Butler Close, Saffron Walden **Freehold**

Key Features



- Two bedroom detached bungalow
- Chain free
- Two good size bedrooms and shower room
- Large living room leading to conservatory
- Kitchen/diner

Situated in a peaceful cul-de-sac and conveniently positioned close to a range of local amenities, this detached two bedroom bungalow presents an exciting opportunity for buyers looking to create a home to their own specification.

Whilst the property is in need of refurbishment, it offers excellent scope for improvement and potential extension, making it an appealing proposition for those seeking a project with the opportunity to add significant value.

The accommodation begins with an entrance porch leading into a central hallway, from which the principal rooms are accessed. There is a generously proportioned living room, together with a spacious kitchen/diner



providing an excellent opportunity to create a contemporary and sociable living space. Two well-sized bedrooms both benefit from built-in wardrobe storage, while a shower room and useful conservatory complete the accommodation.

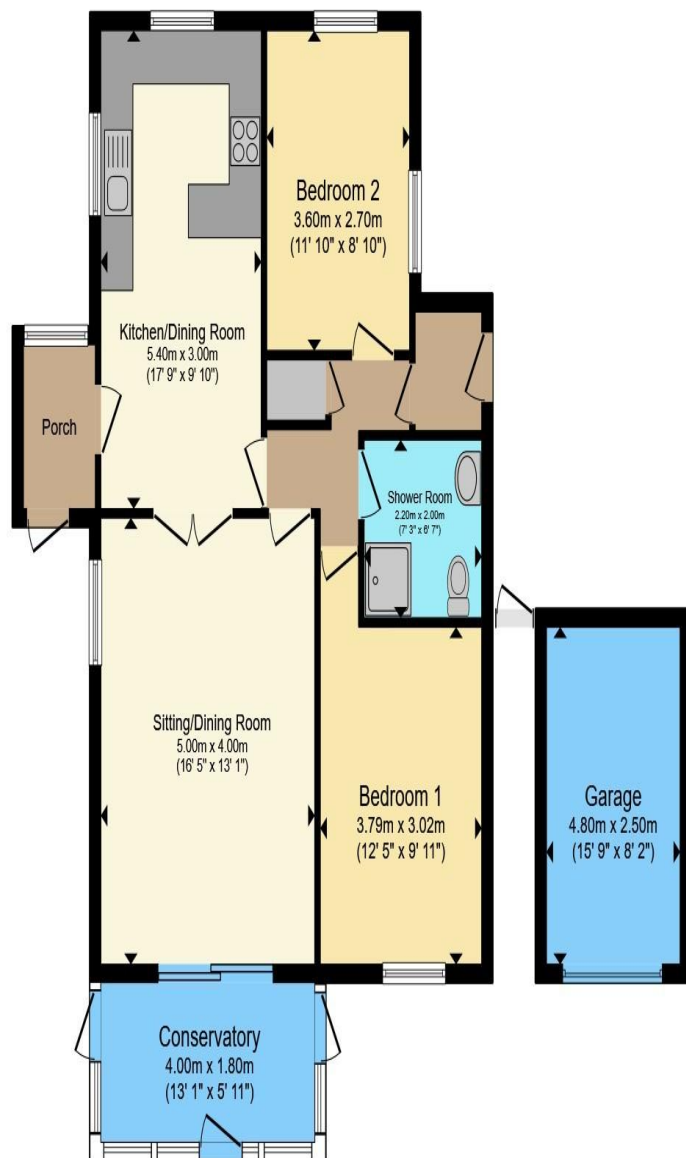
The kitchen provides access to a side porch, which in turn leads to the rear garden. The enclosed west-facing rear garden offers a particularly attractive outdoor space with excellent potential for landscaping and improvement.

To the front, there is driveway parking together with access to the garage.

With its detached position, two bedrooms, west-facing garden and considerable potential for refurbishment and extension, this is a property offering a rare opportunity to create a bespoke bungalow in a desirable location.

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





Total floor area 90.7 sq.m. (976 sq.ft.) approx

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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.

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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