



7 Howland Close, Saffron Walden,  
Essex, CB10 2GT

Offers in excess of: £435,000  
Freehold

[www.intercounty.co.uk](http://www.intercounty.co.uk)



**Intercounty**  
Estate and Letting Agents





Situated in a sought-after development within walking distance of Saffron Walden's centre, this property offers both convenience and a superb home. The property boasts three spacious double bedrooms, providing ample space for a growing family or guests. The interior features an attractive sitting/dining room, providing a comfortable space for relaxation and entertaining. A modern, well-equipped kitchen, and a welcoming hallway.

Externally there is a south-facing garden and patio that invites outdoor enjoyment, including an open-sided cabin that serves as a versatile space for dining or relaxation. The property also benefits from the convenience of driveway and carport offers parking for two cars.

EPC Band B. Council Tax Band E.





3 Double Bedroom Property  
Bathroom & Ensuite  
Well Presented  
South Facing Courtyard Garden  
Driveway & Carport  
Convenient Location  
Potential Rental Income £1600-£1700 PCM  
EPC Band B & Council Tax Band E

#### ADDITIONAL INFORMATION

Saffron Walden is a medieval market town located in North-West Essex, 15 miles South of Cambridge. Audley End station provides train services to London Liverpool Street and Cambridge and M11 provides motorway access. It has a rich heritage of old buildings and holds a regular market. The town offers well regarded schools, shops, historical pubs and restaurants, a museum and The Fry Art Gallery.

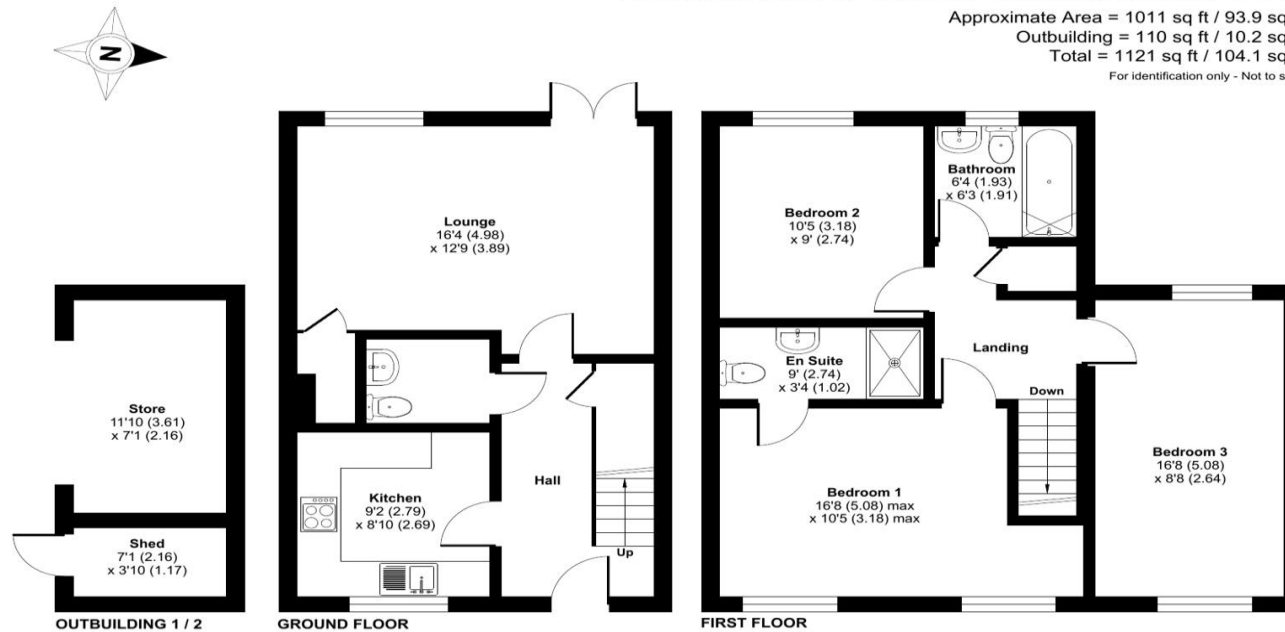
## Howland Close, Saffron Walden, Essex, CB10

Approximate Area = 1011 sq ft / 93.9 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2024. Produced for Intercounty Estate Agents. REF: 1104678



**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

57 High Street, Saffron Walden, Essex, CB10 1AA

T: 01799 522641 | W: [www.intercounty.co.uk](http://www.intercounty.co.uk)

**Intercounty**  
Estate and Letting Agents