



Peaslands Road, Saffron Walden, CB11 3EF

CHEFFINS

Peaslands Road

Saffron Walden,
CB11 3EF

An impressive single storey residence which sits comfortably within a 0.16 of an acre plot. This new build home offers bright and well proportioned accommodation, together with a private garden, driveway and garage.

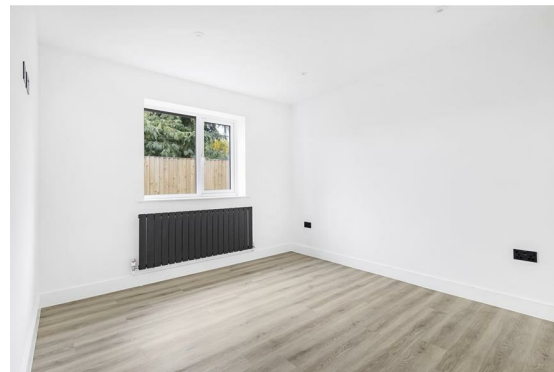
LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

2 2 1

Guide Price £575,000





ENTRANCE HALL

Entrance door and obscure glazed window to the front aspect, built-in airing cupboard, access to the loft space and doors to adjoining rooms.

KITCHEN/RECEPTION ROOM

The kitchen is fitted with a range of base and eye level units with quartz worktop space over, stainless steel sink, five ring gas hob with extractor hood over, electric oven and microwave, integrated fridge freezer, dishwasher and washing machine, breakfast bar and wine cooler. Windows to the front and rear aspects and bi-folding doors opening to the terrace.

BEDROOM 1

Window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

BEDROOM 2

Window to the rear aspect.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, P-shaped bath with dual shower heads over, low level WC, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE

The property is set back from the road, accessed via a pair of electric timber gates which open to the block paved driveway providing off-street parking for several vehicles and access to the detached garage. The garden is predominantly laid to lawn with a sandstone terrace, perfect for al fresco entertaining.

DETACHED GARAGE

Electric up and over door, power and lighting connected and EV charging point.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached bungalow
- Property Construction - Brick and block with slate roof
- Number & Types of Room - Please refer to the

floorplan

- Square Footage - 750
- Parking - Garage & driveway

UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators
- Broadband - Not connected, Fibre to the Property available in area

RIGHTS OF WAY, EASEMENTS, COVENANTS

- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

BUILDING SAFETY

- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS

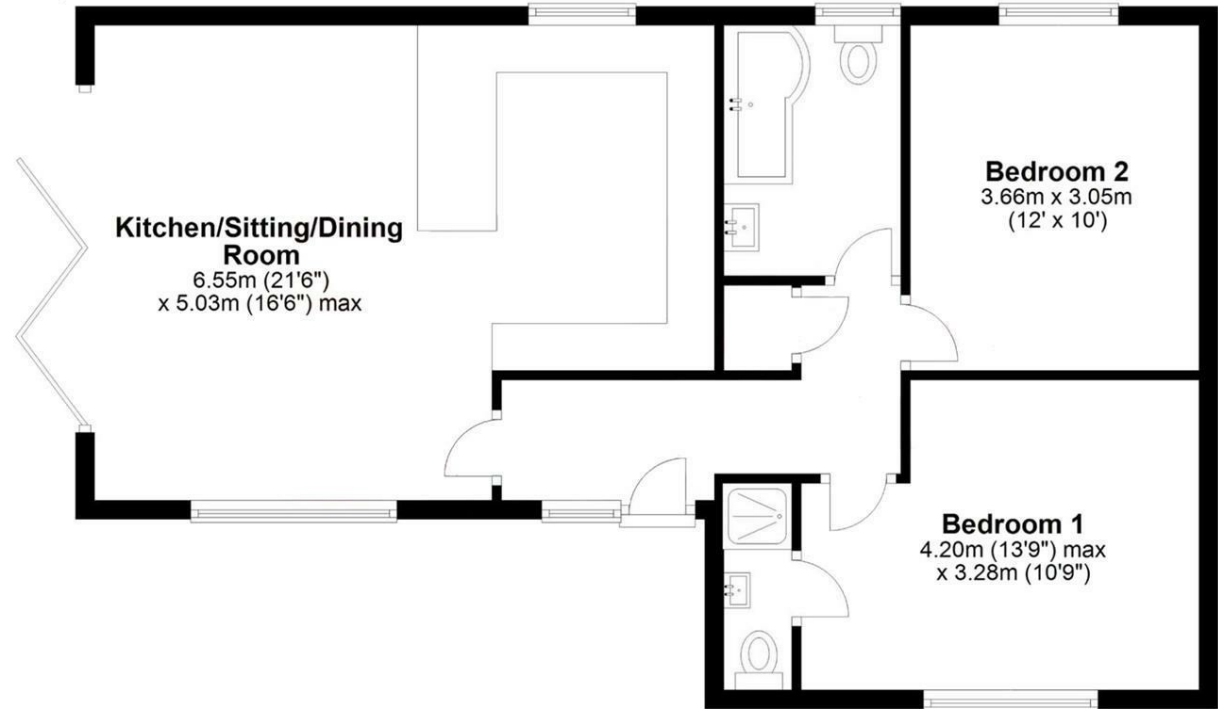
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx gross internal floor area 70 sqm (750 sqft)

Guide Price £575,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Uttlesford



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.