



Peaslands Road, Saffron Walden, CB11 3EF

CHEFFINS

Peaslands Road

Saffron Walden,
CB11 3EF

A detached house set in an elevated position providing a huge scope for modernisation and enlargement, subject to needs and relevant approval, together with a south facing garden in a well located position within the town.

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.

3 1 3

Guide Price £525,000





DEVELOPMENT/MODERNISATION OPPORTUNITY

The property is well positioned in the town within walking distance of the local amenities and school. The property also offers huge scope for further enlargement and modernisation as have many in the road, subject to needs and relevant planning and approval.

ENTRANCE HALL

Double glazed decorative leaded entrance door with adjoining decorative leaded double glazed window with further double glazed window to side aspect. Obscure glazed door to:

HALLWAY

Staircase rising to the first floor with understairs storage cupboard, doors to adjoining rooms.

RECEPTION ROOM

A spacious sitting room with deep double glazed window to the front aspect and fireplace with inset gas fire, double glazed sliding doors leading to:

SUN ROOM

A versatile multi-purpose room with double glazed roof and a pair of double glazed doors leading onto the terrace and rear garden, internal door to adjoining garage, obscure glazed door to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, gas hob with extractor over, built-in oven, space for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear overlooking the garden, glazed door returning to the hallway.

DINING ROOM

Another versatile and multi-purpose room with double glazed sliding doors providing access and views onto the terrace and adjoining garden, further double glazed window to the rear aspect.

CLOAKROOM

Comprising low level WC, vanity wash hand basin, obscure double glazed window.

STUDY

Double glazed window to the front aspect, built-in storage cupboard.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, access to loft space, airing cupboard housing hot water cylinder.

BEDROOM 1

A spacious double bedroom with double glazed window to front aspect.

BEDROOM 2

Double glazed window to side aspect.

BEDROOM 3

Double glazed window to rear aspect.

BATHROOM

Comprising panelled bath with independent shower over, wash hand basin, bidet and WC, obscure double glazed window.

GARAGE

Fitted with up and over door, power and lighting connected.

OUTSIDE

The property features one of the larger plots on the road. It includes a block-paved driveway for off-street parking, with a turning area leading to the adjoining garage. A gated pathway to the right leads to a south-facing garden. At the rear, a paved terrace with raised beds descends to the lawn, which houses two timber sheds and a greenhouse.



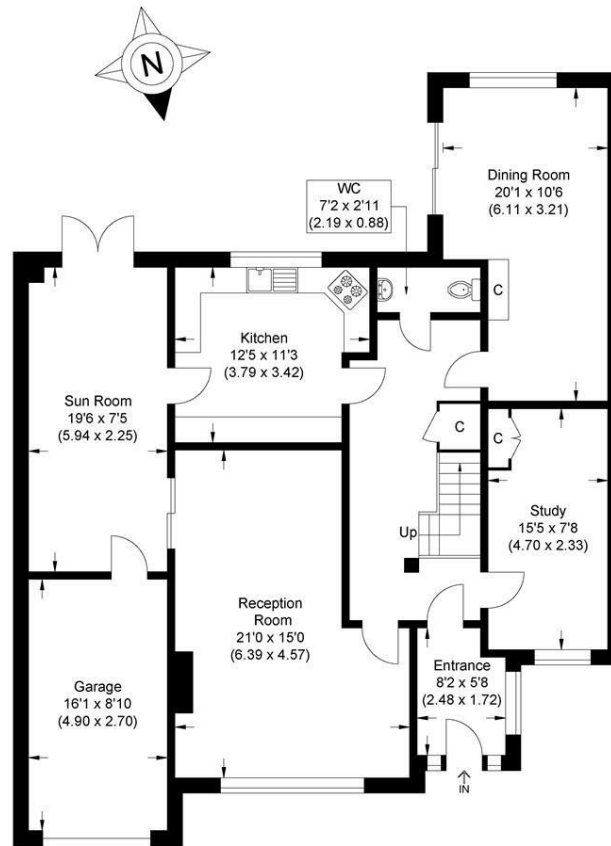
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £525,000

Tenure - Freehold

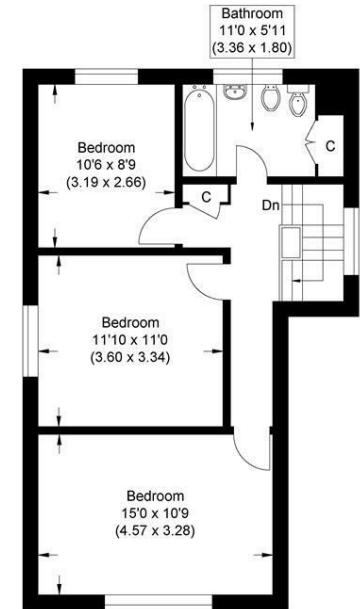
Council Tax Band - E

Local Authority - Uttlesford



Ground Floor

Approximate Gross Internal Area
157.69 sq m / 1697.36 sq ft
(Excludes Garage)
Garage Area 13.23 sq m / 142.40 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

