



Pleasant Valley, Saffron Walden, CB11 4AW

**CHEFFINS**

## Pleasant Valley

Saffron Walden,  
CB11 4AW

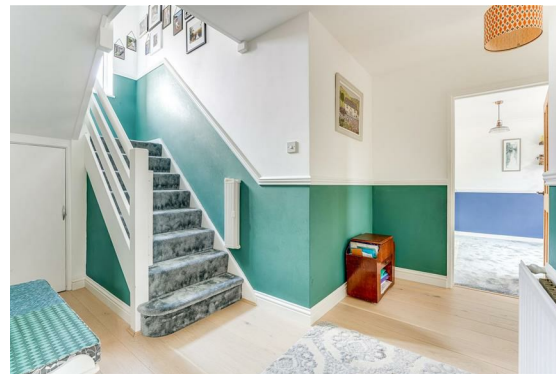
- Detached home
- Immaculately presented
- Refitted kitchen utility room
- Four bedrooms
- Established front and rear gardens
- Central location
- Off-street parking

A detached four bedroom home with a landscaped garden and off-street parking. The property offers well-proportioned and versatile accommodation throughout and is conveniently located for local amenities and schools.

4 2 1

**Guide Price £650,000**





## 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.

## GROUND FLOOR

### ENTRANCE PORCH

Entrance door and obscure double glazed window to the side aspect. Door to:

### HALLWAY

Doors to adjoining rooms and staircase rising to the first floor with understairs storage cupboard.

### SHOWER ROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated towel rail and obscure double glazed window to the front aspect.

### SITTING ROOM

Double glazed window to the front aspect and double glazed French doors to the rear aspect.

### KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over incorporating breakfast bar, ceramic sink unit, five ring induction hob with extractor hood over, electric double oven, space and plumbing for dishwasher and space for American

style fridge freezer. Double glazed windows to the front and rear aspects and obscure double glazed door opening to the garden.

### UTILITY ROOM

Fitted with base and eye level units with ceramic sink unit, space and plumbing for washing machine and tumble dryer. Obscure double glazed window to the front aspect and door leading to store room.

### WORKSHOP/STORE

Part of the former garage with up and over door to the front aspect, power and lighting connected.

## FIRST FLOOR

### LANDING

Double glazed window to the rear aspect, access to the loft space and doors to adjoining rooms and airing cupboard.

### BEDROOM 1

Double glazed window to the rear aspect.

### BEDROOM 2

Double glazed window to the rear aspect.

### BEDROOM 3

Double glazed window to the front aspect.

### BEDROOM 4

Double glazed window to the front aspect.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, panelled bath with electric shower over, low level WC and obscure double glazed window to the front aspect.

## OUTSIDE

The property is screened by mature hedging with gated access to the front garden which has an established flower bed and a pathway leading to the front door and a bin storage area. The rear garden is laid to lawn with a paved terrace for al fresco entertaining, flower and shrub beds bordering and a timber storage shed. A pair of timber gates lead to the gravelled driveway providing off-street parking.

## VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	82	61
England & Wales		
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

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>.

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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.



Approximate Gross Internal Area  
148.18 sq m / 1594.99 sq ft  
(Includes Workshop)  
Workshop Area 8.47 sq m / 91.17 sq ft

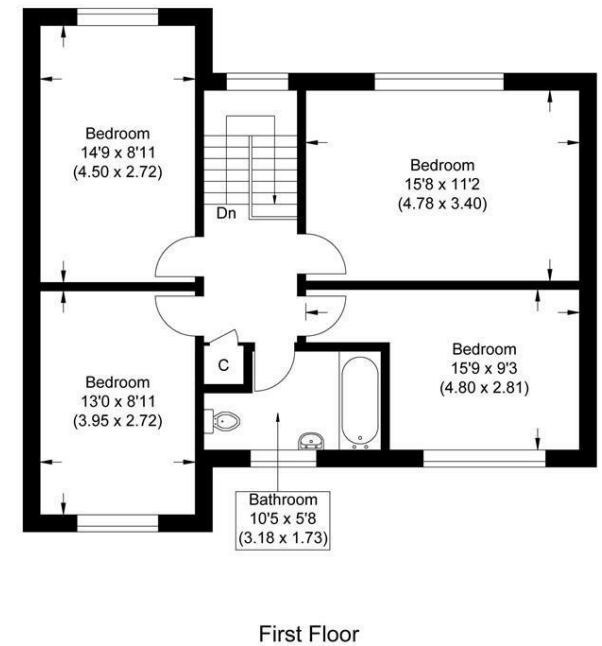
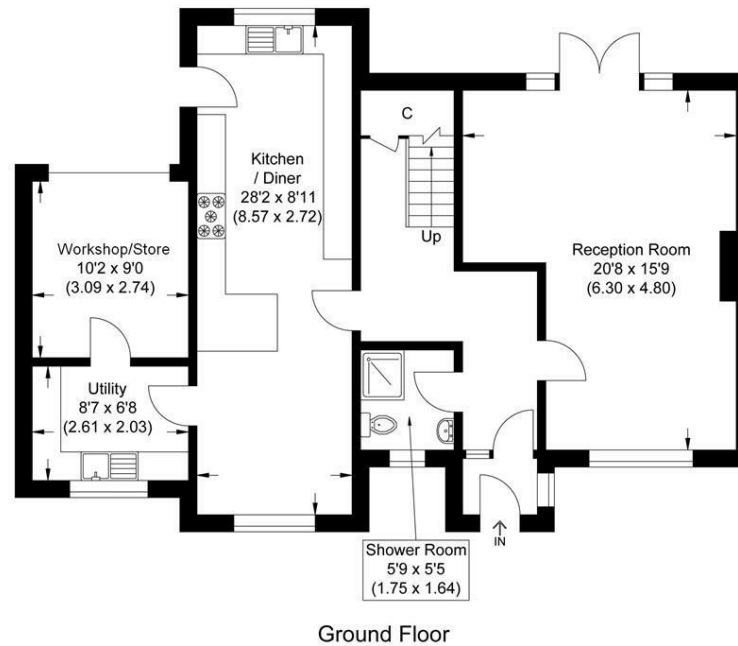


Illustration for identification purposes only, measurements are approximate, not to scale.

