



Pleasant Valley, Saffron Walden, CB11 4AP

CHEFFINS

Pleasant Valley

Saffron Walden,
CB11 4AP

- Detached four/five bedroom home
- Recently extended and refurbished
- Stunning kitchen/dining/family room
- West facing garden
- Central location
- Driveway

An extended four/five-bedroom home situated in a prime central position. The property offers bright and well-presented accommodation, and features a stunning kitchen/dining/family room with bi-folding doors opening onto the garden.

5 2 2

Guide Price £660,000





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 HALL**

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

KITCHEN/DINER

Fitted with a range of base and eye level units with work surface over incorporating breakfast bar, induction hob with extractor hood over, electric double oven, sink unit, integrated dishwasher, space for fridge freezer and window to the side aspect. The dining area has aluminium bi-folding doors opening to the rear garden and door to:

SITTING ROOM

Window to the rear aspect.

UTILITY/BOOT ROOM

Fitted with base and eye level units with space and plumbing for washing machine and tumble dryer. Window to the front aspect and access to the cellar.

SHOWER ROOM

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

BEDROOM/RECEPTION ROOM

A versatile room which could also be used as a further reception room. Window to the front aspect.

FIRST FLOOR**LANDING**

Doors to adjoining rooms.

PRIMARY BEDROOM

Window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Velux window to the side aspect.

BEDROOM 4

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath, heated towel rail and Velux window.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking with raised beds bordering. The rear garden features a paved terrace area, with the remainder being predominantly laid to lawn with beds bordering.

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	



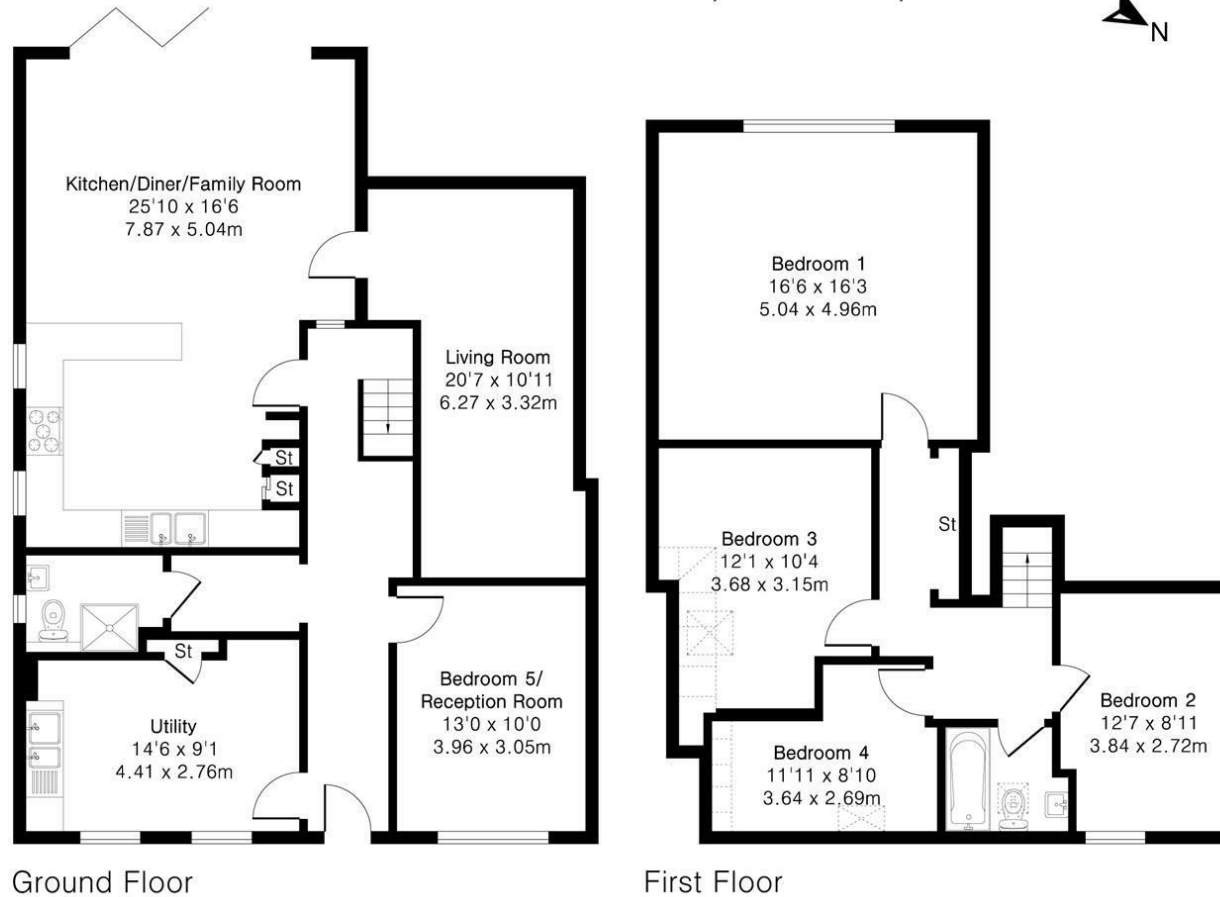
Guide Price £660,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford



Approximate Gross Internal Area 1885 sq ft - 175 sq m

Ground Floor Area 1116 sq ft – 104 sq m

First Floor Area 769 sq ft – 71 sq m



[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.

