



Peal Road, Saffron Walden, CB11 3ET

CHEFFINS

Peal Road

Saffron Walden,
CB11 3ET

- Detached
- Three/four bedrooms
- Versatile living accommodation
- Driveway and parking
- South facing garden
- Tucked away location

A detached four bedroom home tucked away in a popular residential cul-de-sac. The property enjoys bright and well proportioned accommodation and features a south facing garden with converted garage and ample off-street parking.

4 1 2

Guide Price £425,000





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.

DINING ROOM

Double glazed window to the front aspect.

SNUG/BEDROOM 4

A very versatile room with double glazed window to the front aspect. Door to storage cupboard currently housing a boiler with additional space for a washing machine.

CLOAKROOM

With ceramic basin with stainless steel taps, low level WC and tiled floor, double glazed window to front aspect.

KITCHEN

Fitted with a range of base and eye level units with worktop surfaces, stainless steel sink, space for dishwasher and washing machine, 4 ring gas cooker with extractor hood over, integrated oven incorporating a top grill, splashback tiles, space for fridge/freezer.

LIVING ROOM

Open arch with double glazed patio doors leading directly into the garden.

FIRST FLOOR

LANDING

Doors adjoining bedrooms and family bathroom.

BEDROOM 1

Double glazed windows to the front aspect.

BEDROOM 2

Double glazed windows to the front aspect.

BEDROOM 3

Double glazed windows overlooking the front aspect, storage cupboard over the stairwell.

FAMILY BATHROOM

Comprising ceramic basin, low level WC, panelled bath with shower, part-tiled wall, double glazed window to rear aspect.

OUTSIDE

Tarmac driveway with off-street parking for 3/4 cars, partly laid to lawn and open side access on both sides with bordering hedgerow and timber fence boarding. To the rear of the property is a south facing garden predominantly laid to lawn with a range of shrubs and flowers, timber fencing, patio with timber shed providing good storage. In addition, there is an extra patio area enjoying wonderful views over the countryside.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

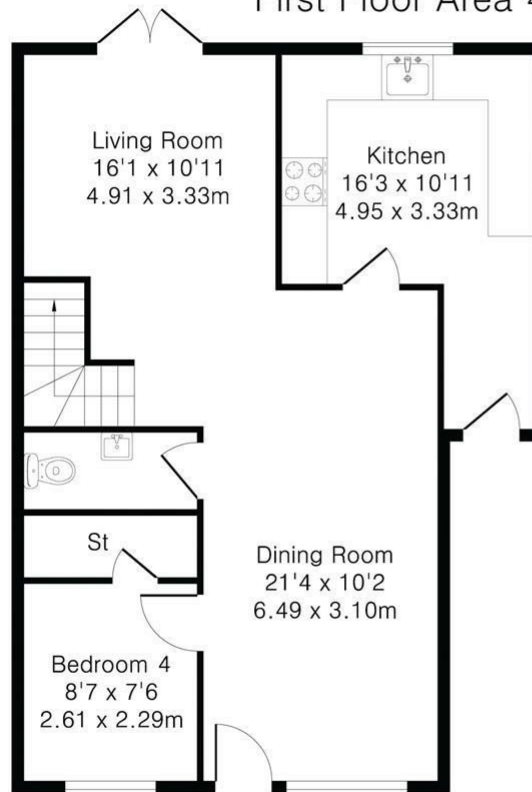
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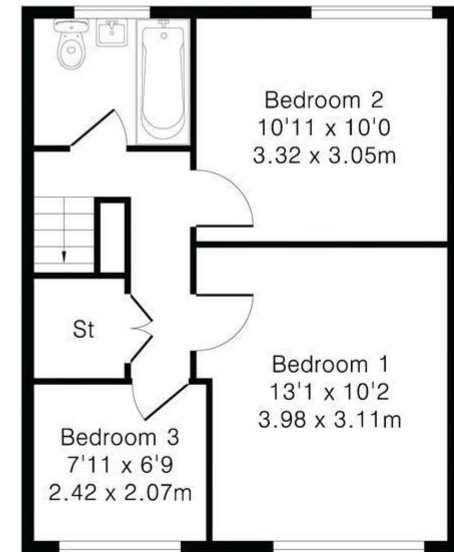
Approximate Gross Internal Area 1040 sq ft – 97 sq m

Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 407 sq ft – 38 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £425,000

Tenure – Freehold

Council Tax Band – D

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.