



65 Pleasant Valley, Saffron Walden  
CB11 4AW



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 65 Pleasant Valley

Saffron Walden | Essex | CB11 4AW

## Guide Price £495,000

- A well-proportioned, three-bedroom period property
- Character features throughout
- Potential to extend subject to planning permission
- Off road parking
- Generous rear garden with summerhouse
- Useful cellar providing a large storage space
- Popular town location
- EPC: D / Council Tax Band: D

### The Property

An attractive, three-bedroom character property set in a sought-after location within the town. The property enjoys well-presented accommodation throughout with off street parking and secluded rear garden.

### The Setting

Pleasant Valley is located around 0.5 miles away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

### The Accommodation

In detail the property comprises of an entrance hall with staircase rising to the first floor and doors to adjoining rooms. The wonderful sitting room benefits with fireplace and secondary glazed bay window to the front aspect. Double doors lead into the dining room, a good size room with understairs storage cupboard, fire with mantle over, secondary glazed window to the rear aspect and door to the kitchen. Fitted with a matching range of base and eye level units with wooden work surface over and ceramic butler sink incorporated. Integrated appliances include, oven, induction hob with extractor fan over and microwave. There is space and plumbing for dishwasher and fridge/freezer. In addition, there is a window to the side aspect, door to the rear garden and door leading to the bathroom. Comprising panelled bath with shower attachment over, hand wash basin and door to separate W.C.





The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. The generous principal bedroom benefits from built in wardrobes, window to front aspect and fireplace. Bedroom two is a double room with window to rear aspect and fireplace. The third bedroom is a good size with window to rear aspect.

### Outside

To the front of the property there is a concrete driveway providing off-street parking. There is gated side access to the rear garden which has a decked area adjacent to the property, ideal for al fresco entertaining. The remainder of the garden is predominantly laid to lawn with mature shrubs and trees bordering. To the rear is a superb timber summer house with additional decking, perfect for outdoor entertaining. There is also access to the cellar which can be utilised for additional storage should it be required.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.



**Tenure** – Freehold

**Property Type** – End of terrace

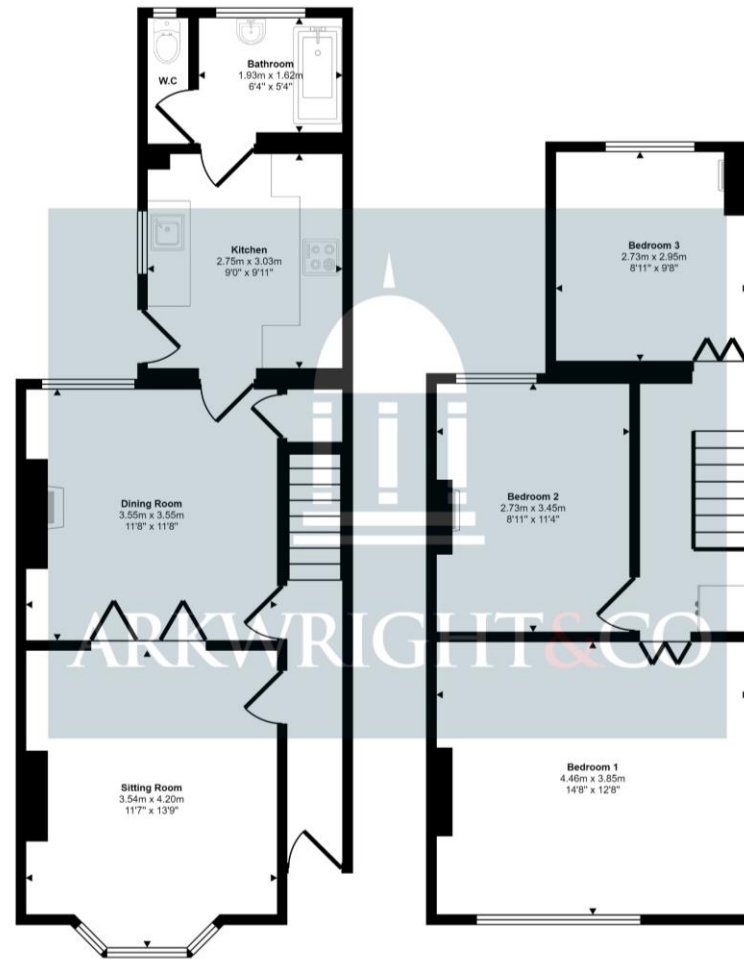
**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - D



Approx Gross Internal Area  
90 sq m / 970 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft

First Floor  
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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