



20 Peaslands Road, Saffron Walden
CB11 3EF



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20 Peaslands Road

Saffron Walden | Essex | CB11 3EF

Guide Price £535,000

- A superb three bedroom, two shower room semi detached home
- Extended and renovated to a high standard by the current owners
- Large sitting room with double bi-folding doors
- Three receptions rooms
- Three double bedrooms
- Attractive, landscaped rear garden with separate dining & decking area alongside an outbuilding which is currently utilised as storage
- Highly desirable town centre location within walking distance to schools, town centre and amenities

The Property

A beautifully presented and extensively renovated three-bedroom, two bathroom period home in a sought-after location close to the town centre, offering generous living accommodation, stylish interiors and a delightful garden.

The Setting

Saffron Walden, a historic market town recently voted by The Sunday Times as Best Place to Live 2025 – a testament to its unique blend of charm, community spirit, and quality of life. The location provides easy access to Saffron Walden's vibrant town centre, just a few minutes away, where residents enjoy a wide range of independent shops, cafés, restaurants, and the beloved weekly market. Cultural highlights such as Audley End House, Saffron Hall, and Bridge End Garden are all close by. Families are well catered for, with excellent local schools including RA Butler Academy and the highly regarded Saffron Walden County High School. For commuters, Audley End Station offers direct trains to London Liverpool Street in around 55 minutes. The M11 (Junction 9) is easily accessible in under 15 minutes, connecting to Cambridge (18 miles, approx. 30 minutes), Stansted Airport (14 miles, approx. 20 minutes), and London beyond.

The Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall, offering access to the principal ground floor rooms, stairs rising to the first floor and setting the tone for the stylish and well-maintained interiors found throughout the home. To the front of the property are two versatile reception rooms: a bright and airy dining room with dual windows to the front elevation and feature fireplace, and a cosy yet spacious family room, ideal for a snug, playroom or home office. To the rear, the property opens into a stunning, extended sitting room—a true highlight of the home. This impressive space features a large skylight, and full-width bifold doors that seamlessly connect the interior to the rear garden, creating a perfect setting for both entertaining and everyday living which also has the benefit of built in surround sound speakers. The kitchen/breakfast room has been beautifully refitted with sleek, high-gloss units, quality worktops, and integrated appliances. A breakfast bar provides additional seating, and a large window over the





sink allows for excellent natural light. Completing the ground floor is a contemporary shower room, conveniently located off the kitchen.

The first floor is accessed via a central staircase leading to a bright and well-lit landing, from which all bedrooms and the family shower room are accessed. The principal bedroom is a generous double room situated at the front of the property with built-in storage and window overlooking the street scene. Adjacent is bedroom two, another double room with a rear-facing window overlooking the garden. Bedroom three, positioned at the rear of the house, is also a double room, with views across the garden and surrounding rooftops. It would make an ideal child's room, nursery or study. The shower room is finished to a high standard, with a large walk-in shower and contemporary fittings.

Outside

The property is set behind a traditional red-brick boundary wall with wrought-iron gate, offering a charming frontage and a welcoming approach. To the rear, the property benefits from a generous garden, thoughtfully landscaped to create distinct areas for relaxation and outdoor entertaining. A large, paved patio runs directly off the extended sitting



room, accessed via full-width bifold doors, making it the perfect space for al fresco dining or summer gatherings. The garden also features a lawned area bordered by planting beds and mature shrubs, offering colour and interest throughout the seasons. There is also useful outbuilding currently utilised as storage, but offering excellent potential for conversion into a home office, studio, gym or hobby room (subject to any necessary consents).

Services

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

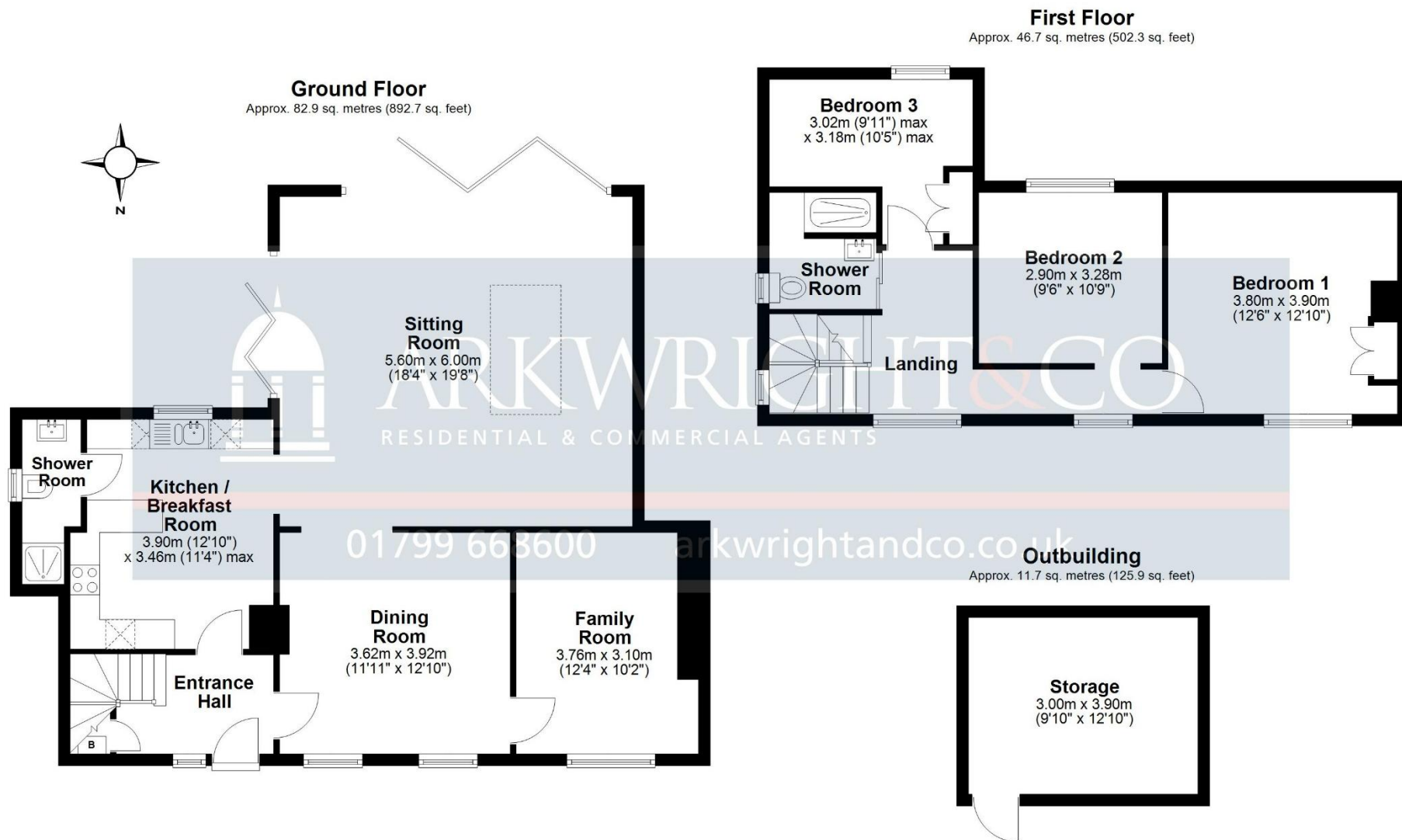
Tenure – Freehold

Property Type – Semi - detached

Property Construction – To be confirmed

Local Authority – Uttlesford District Council





Total area: approx. 141.3 sq. metres (1521.0 sq. feet)

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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