



Pleasant Valley, Saffron Walden, CB11 4AW

CHEFFINS

Pleasant Valley

Saffron Walden,
CB11 4AW

- Sitting/dining room
- Kitchen/breakfast room
- Two double bedrooms
- Refitted bathroom
- 100ft rear garden
- High quality home office/studio
- Off-street parking

An extended and beautifully presented, two double bedroom, Victorian cottage enjoying a generous mature garden together with a stylish, detached home office/studio.

2 1 1



Guide Price £375,000



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

SITTING/DINING ROOM

Obscure double glazed entrance door and double glazed window to the front aspect. Staircase rising to the first floor, wood effect flooring, Victorian style gas fireplace with polished granite hearth and second fireplace (currently not in use) with adjoining built-in cupboard. Double glazed window to the rear aspect and door leading to:

KITCHEN/BREAKFAST ROOM

A refitted kitchen comprising a range of base and eye level units with stone composite worktop space over, ceramic sink unit, hob with double oven below, space for washing machine, tumble dryer and fridge freezer. Double glazed window overlooking the garden and double glazed door with adjoining double glazed window to the side aspect.

FIRST FLOOR

LANDING

Doors to adjoining bedrooms.

BEDROOM 1

Double glazed window to the rear aspect, Victorian fireplace (currently not in use) and door to:

BATHROOM

Obscure double glazed window and suite comprising panelled bath, separate shower enclosure, pedestal wash basin, low level WC, heated towel rail, part tiled walls and wood effect flooring.

BEDROOM 2

Double glazed window to the front aspect, Victorian style fireplace (currently not in use) and built-in wardrobe.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking. To the rear of the property is a paved terrace, in turn leading to the garden which has an overall length of approximately 100ft, mainly laid to lawn with a paved pathway to the rear where there is a second paved terrace and a stylish, high quality home office/studio.

HOME OFFICE/STUDIO

Benefitting from insulated walls, electric heating, hardwired broadband and double glazed bi-folding doors with views over the garden looking towards the house.

AGENT'S NOTES

- Tenure - Freehold

- Council Tax Band - C
 - Property Type - Mid-terrace house
 - Property Construction - Brick with slate tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 748 sqft + home office/studio 98 sqft
 - Parking - Driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Gas Supply - Mains
 - Heating - Gas fired boiler with radiators, gas fire in the lounge
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - Good

- Rights of Way, Easements, Covenants - Right of way to rear of No 53 via side passage at No 55

VIEWINGS

By appointment through the Agents.





Approximate Gross Internal Area 846 sq ft – 79 sq m
 Ground Floor Area 404 sq ft – 38 sq m
 First Floor Area 344 sq ft – 32 sq m
 Outbuilding Area 98 sq ft – 9 sq m

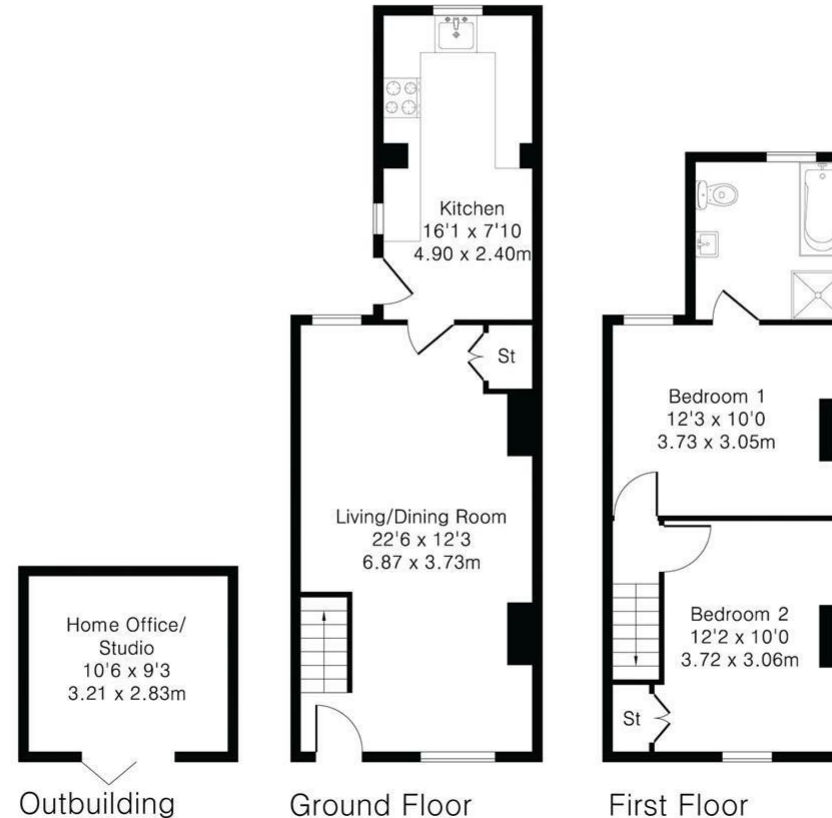
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Council Tax Band - C

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.