



Pleasant Valley, Saffron Walden, CB11 4AP

CHEFFINS

Pleasant Valley

Saffron Walden,
CB11 4AP

- Popular location
- Open kitchen/dining/family room
- Four bedrooms
- Bathroom and ensuite
- West facing garden
- Off street parking

A detached four bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with ample off street parking and a west facing garden.

4 2 1

Guide Price £600,000





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 PORCH**

Entrance door and further glazed door leading to:

HALLWAY

Doors to adjoining rooms.

KITCHEN/DINING/FAMILY ROOM

The kitchen is fitted with a range of base and eye level units incorporating central island with breakfast bar, stainless steel sink, integrated dishwasher, range style cooker with extractor hood over, space for free standing fridge freezer, windows to the side and rear aspects and sliding glazed doors opening to the garden. Staircase rising to the first floor sitting room.

UTILITY ROOM

Fitted with base units, stainless steel sink, space and plumbing for washing machine and gas fired boiler.

PRIMARY BEDROOM

Window to the side aspect and door to:

EN SUITE

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

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the rear aspect, fitted wardrobes and bespoke fitted cabinets.

BATHROOM

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

FIRST FLOOR**SITTING ROOM**

Glazed French doors opening to a Juliet balcony overlooking the garden, Velux window and door to a useful loft/eaves storage area.

OUTSIDE

To the front of the property there is off-street parking for several vehicles. Adjoining the rear of the property there is a raised paved terrace for al fresco entertaining, with the rest of the garden being laid to lawn with hedge borders, garden shed and a detached workshop with double doors and windows to the front and side aspects.

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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £600,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Uttlesford

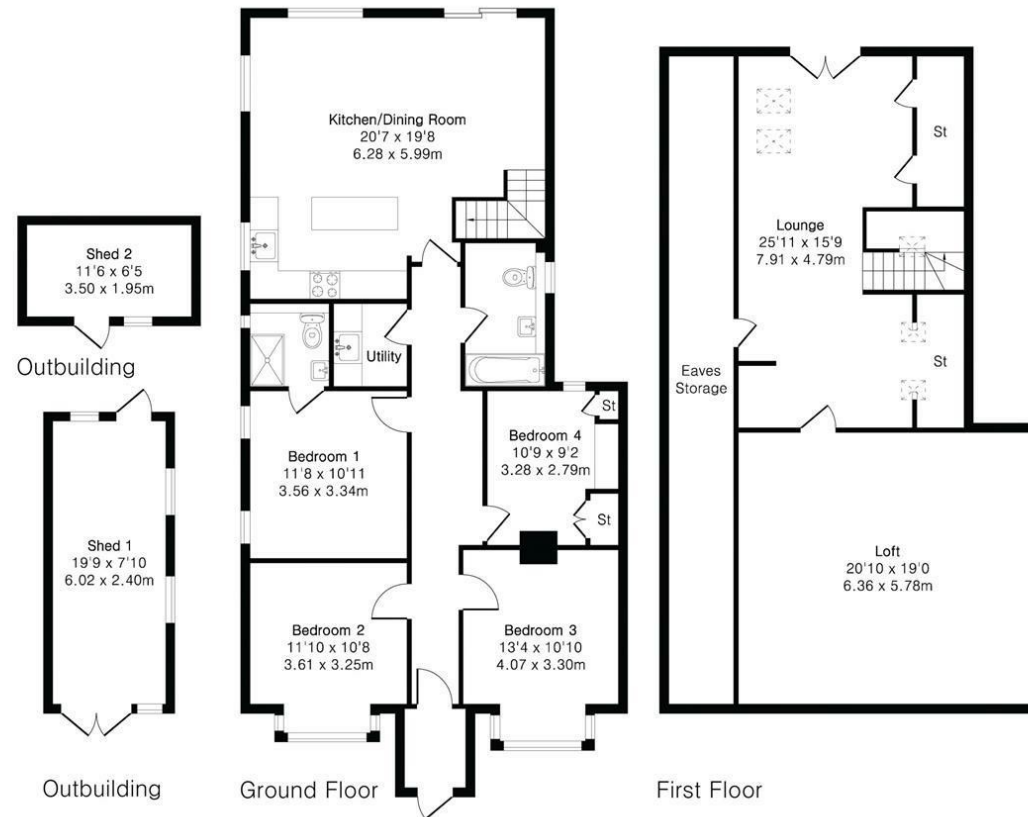


**Approximate Gross Internal Area 1962 sq ft - 182 sq m
(Excluding Outbuilding)**

Ground Floor Area 1152 sq ft – 107 sq m

First Floor Area 810 sq ft – 75 sq m

Outbuilding Area 229 sq ft – 21 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>.

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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.

