



Pleasant Valley, Saffron Walden, CB11 4AW

CHEFFINS

Pleasant Valley

Saffron Walden,
CB11 4AW

- Four bedrooms
- En suite to master
- Driveway parking
- Generous rear garden
- Garden office/studio
- Popular town location

A beautifully appointed and charming four bedroom home positioned in an enviable location within the town. Comprising of bright and deceptively spacious accommodation over three floors together with driveway parking and landscaped easterly gardens, the property boasts a wealth of character features and is within short walking distance to the town centre.

4 2 2



Guide Price £575,000



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.

LIVING ROOM

Bay window to the front aspect, fireplace with exposed brickwork and door to:

DINING ROOM

Sash window to the rear aspect, built-in storage cupboard and chimneybreast with exposed brickwork. Doorway to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, five ring gas hob with extractor hood over, conventional oven with integrated microwave above, integrated dishwasher, space for free standing fridge freezer, space and plumbing for washing machine and heated towel rail. Part tiled walls and tiled flooring, double glazed windows to the side and rear aspects and double glazed door opening to the garden. Door to:

CLOAKROOM

Comprising ceramic wash basin with tiled splashbacks and vanity cupboard above, low level WC, tiled flooring and obscure double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and staircase rising to the second floor.

BEDROOM 3

Sash window to the rear aspect overlooking the garden and ornate fireplace (not in use).

BEDROOM 4

Sash window to the rear aspect overlooking the garden.

BEDROOM 2

A pair of sash windows to the front aspect.

BATHROOM

Recently refitted suite low level WC, ceramic wash basin with vanity cupboard beneath, panelled bath with shower over, storage cupboard with shelving, part-panelled walls and tiled flooring.

SECOND FLOOR

LANDING

Double glazed window to the rear aspect and eaves storage cupboard.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and double glazed Velux skylight, built-in eaves storage cupboards and door to:

EN SUITE

Recently refitted suite comprising ceramic wash basin, low level WC, walk-in shower enclosure, heated towel rail, tiled walls and flooring and double glazed skylight.

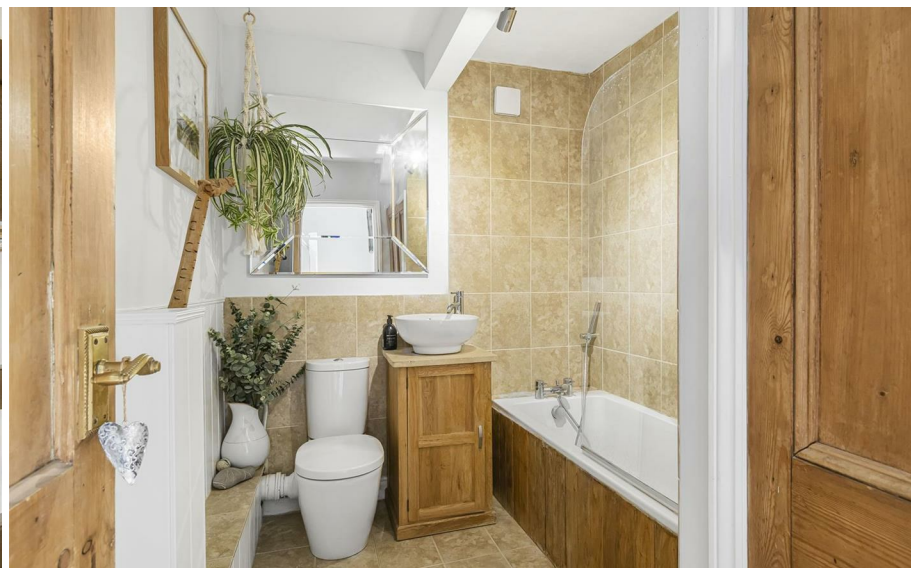
OUTSIDE


The property is approached via a paved pathway to the entrance door, framed with a timber porch and there is a gravelled driveway providing off-street parking for 2 vehicles. There is gated side access to the rear garden which is of generous proportions and set over three tiers, the first of which is paved with a range of shrubs and flowers bordering and a timber log store. The upper tier is predominantly laid to lawn with timber fences bordering and a decked terrace for al fresco entertaining. Steps lead down to the rear of the garden which is planted with a range of mature shrubs, flowers and trees. In addition there is a timber outbuilding divided into a workshop area with power connected and an garden office which has been plastered, with fitted shelving and a double glazed window overlooking the garden.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £575,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Uttlesford



Approximate Gross Internal Area 1203 sq ft - 112 sq m

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 251 sq ft – 23 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.

