



25a Peaslands Road

Saffron Walden, Essex





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25a Peaslands Road is a beautifully presented three-bedroom semi-detached home nestled on a private road, just a short walk from R.A. Butler and Katherine Semar Schools. It is also conveniently located near Saffron Walden's historic market square.

Spanning three floors, this property offers stylish and light-filled accommodation, perfect for modern family life or for those seeking flexible living spaces near the town centre. A welcoming hallway leads into a bright and contemporary kitchen at the front of the house, featuring sleek white gloss units, wooden worktops, integrated appliances, and space for a breakfast table.

At the rear, the open-plan sitting and dining room runs the full width of the home, enhanced by large skylights and French doors that open directly to the garden, creating a lovely connection between indoor and outdoor spaces. Additionally, a practical cloakroom/utility and under-stairs storage contribute to the home's functionality.

On the first floor, you will find two well-proportioned bedrooms. The principal bedroom includes an en suite shower room, while the second bedroom is currently set up as a guest room and study. A stylish family bathroom completes this level.

The second floor is a standout feature, offering a bright and versatile third bedroom or creative workspace. It includes dual Velux windows, generous eaves storage, and a calm, tucked-away atmosphere.

Outside, the rear garden has been thoughtfully landscaped, featuring a lawn, mature planting, and two seating terraces that are perfect for entertaining. There is also a front garden and gated side access.

Additionally, the property benefits from allocated tandem parking for two vehicles on a block-paved driveway.



Key Features

- Quiet private road location, just a short walk to R.A. Butler and Katherine Semar Schools
- Stylish open-plan sitting/dining room with skylights and French doors to garden
- Contemporary kitchen with white gloss units, wooden worktops and breakfast space
- Three well-proportioned bedrooms, including a top-floor bedroom/studio with eaves storage
- Landscaped rear garden with lawn, mature borders and two seating areas
- Allocated tandem parking for two vehicles on a private block-paved driveway

Agents Note:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band D - £2,314.17pa

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

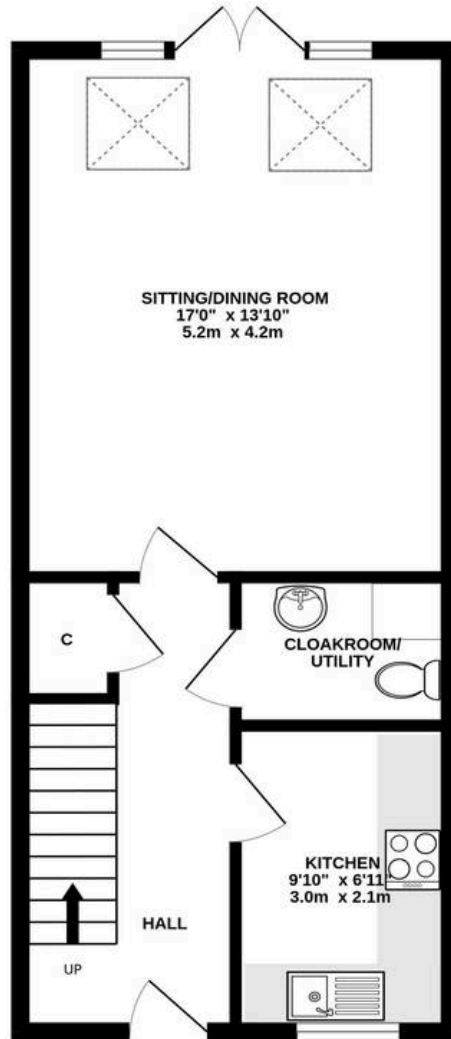
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

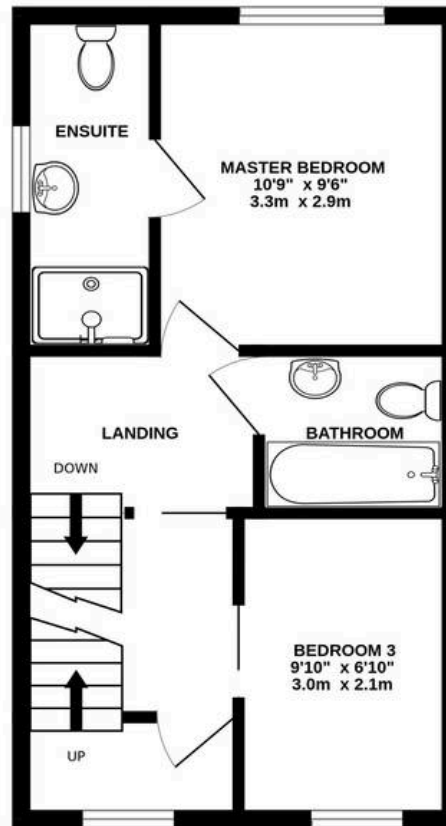
Saffron Walden, Essex, is a historic market town brimming with character and charm. Known for its beautiful period architecture, excellent schools, and vibrant community, it offers an idyllic lifestyle for families and professionals. The town boasts lovely green spaces such as 'The Common,' a bustling market square with a market every Tuesday and Saturday, independent shops, cafes, and cultural landmarks. With easy access to Cambridge and London, by both road & rail (Audley End Train Station), Saffron Walden combines the best of rural tranquillity with modern convenience and connectivity.



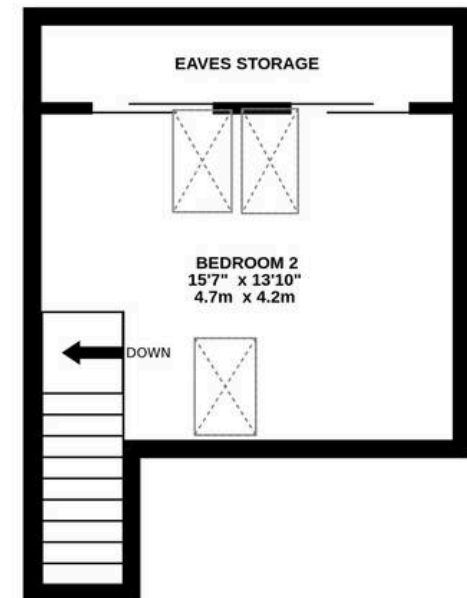
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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